



DEVELOPMENT REVIEW COMMITTEE

Tuesday, January 13, 2026, at 10:00 AM

Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://www.youtube.com/@santaquincity> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

NEW BUSINESS

1. Tanner Flats Phase 4 Final

A final plat review for phase 4 of the Tanner Flats subdivision located approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive

2. Apple Grove Condominiums Final

A final review of a 60 unit Condominium development located at approximately 1000 North 120 East

MEETING MINUTES APPROVAL

3. October 28, 2025

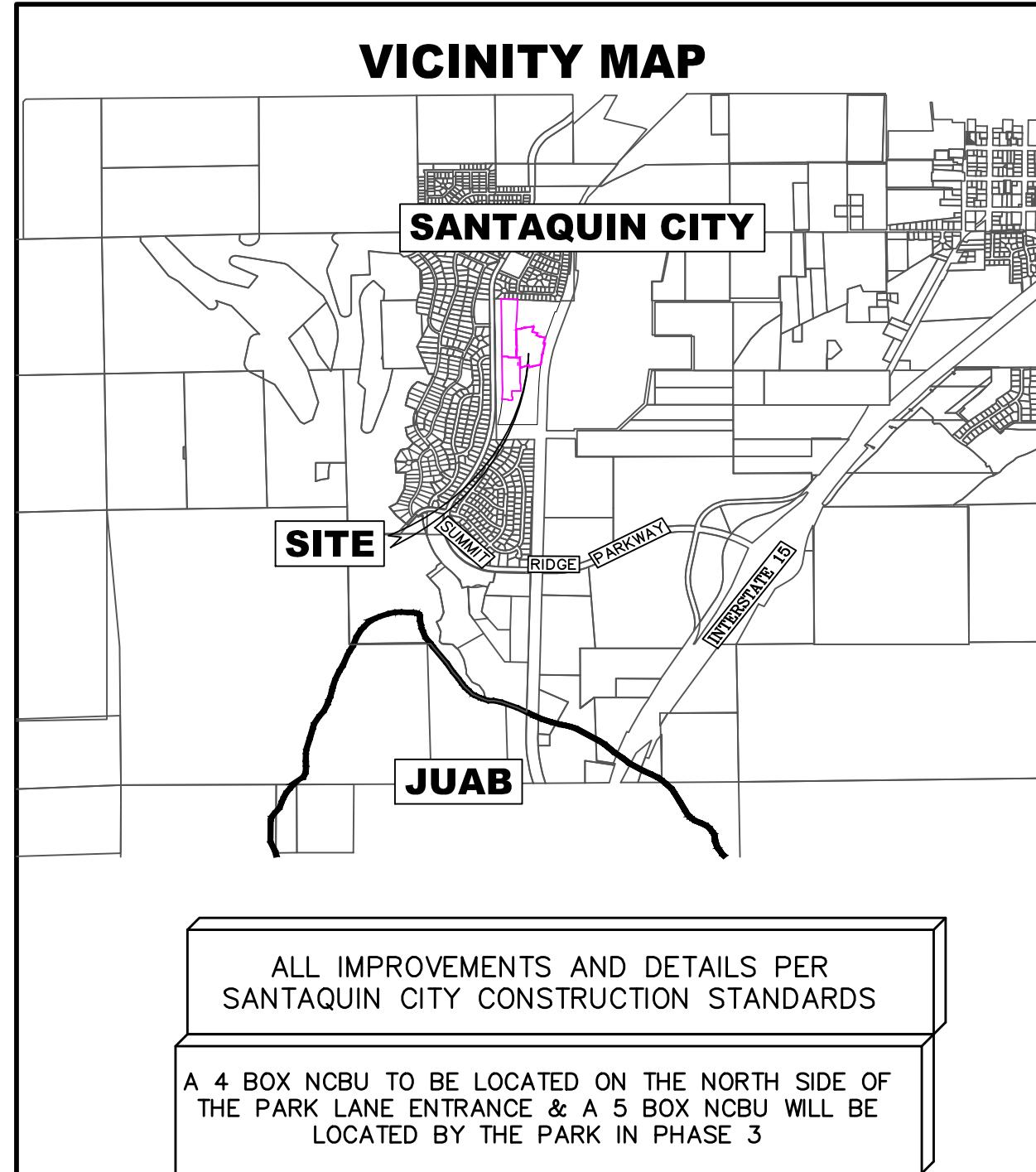
ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:

Stephanie Christensen, City Recorder

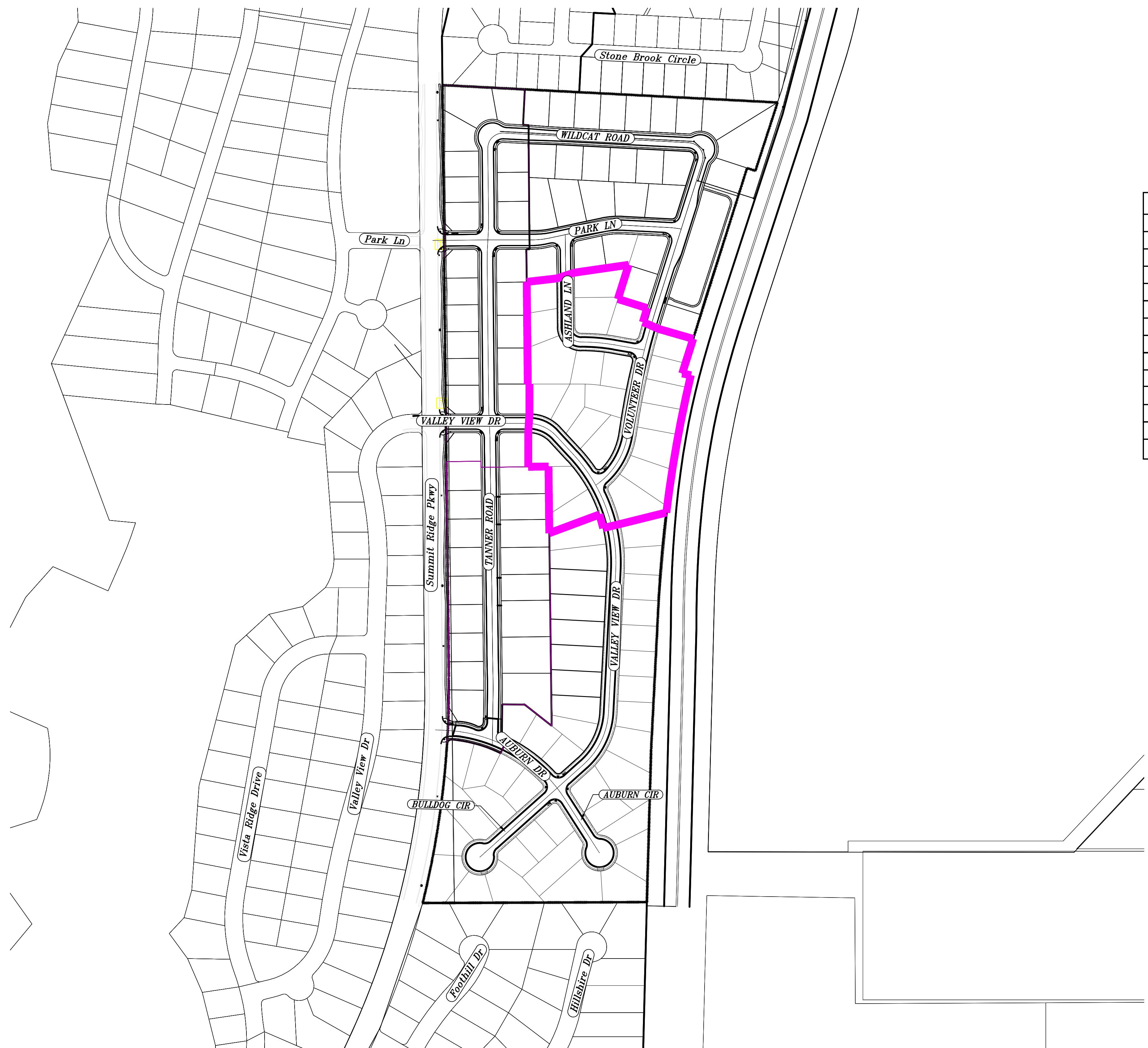


Tanner Flats @ Summit Ridge

- PHASE 4 -

November 25

Santaquin, Utah County, Utah



NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & CUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PHASE 4 BREAKDOWN	
TOTAL PLAT ACREAGE	8.60 ACRES
TOTAL ROW ACREAGE	6.67 ACRES
TOTAL ROW ACREAGE	1.93 ACRES
TOTAL OPEN SPACE	.00 ACRES
ZONE	R-1-10
DENSITY	2.56 / duu
NUMBER OF LOTS	23 LOTS

PROJECT DEVELOPER
Skylar Tolbert
Ivory Development
801-520-9127
skylart@ivorydevelopment.com

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PH-01	PHASE PLANS
EX-01	EXISTING SITE
PLAT	PLAT SHEETS
SS-01	SEWER PLAN
SD-01	STORM DRAIN PLAN
UP-01-2	SITE & UTILITY PLANS
GR-01-4	GRADING PLANS
PP-IN	PLAN & PROFILE INDEX
PP-01-04	PLAN & PROFILE SHEETS
EC-01	EROSION CONTROL PLAN
EC-02-03	EROSION CONTROL DETAILS
DT-01-02	TYPICAL DETAILS

NOTES:

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL CULINARY LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND SPEC. D-02 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE PERMIT IS ISSUED.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.
8. ALL BACKFILL WITHIN ROADWAY MUST BE A1a MATERIAL.
9. WATER DEDICATION REQUIRED AT FINAL

NORTH

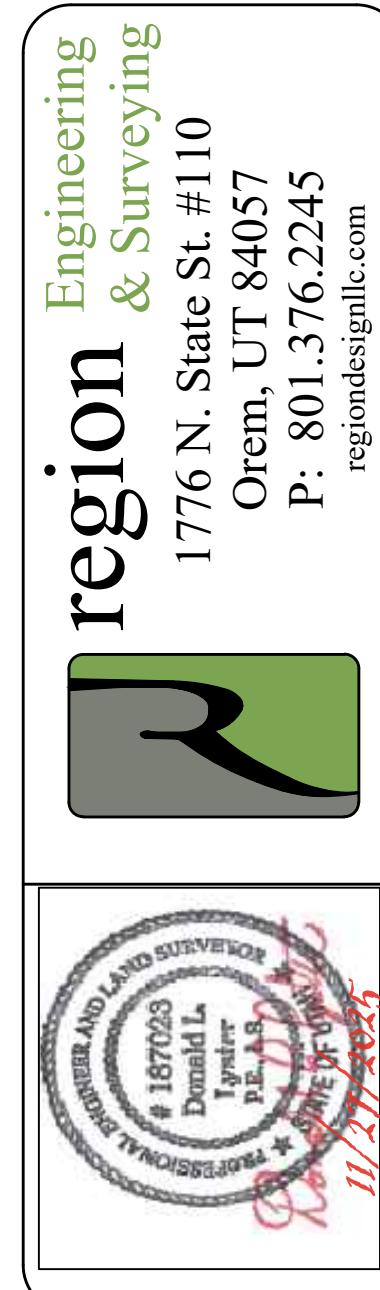
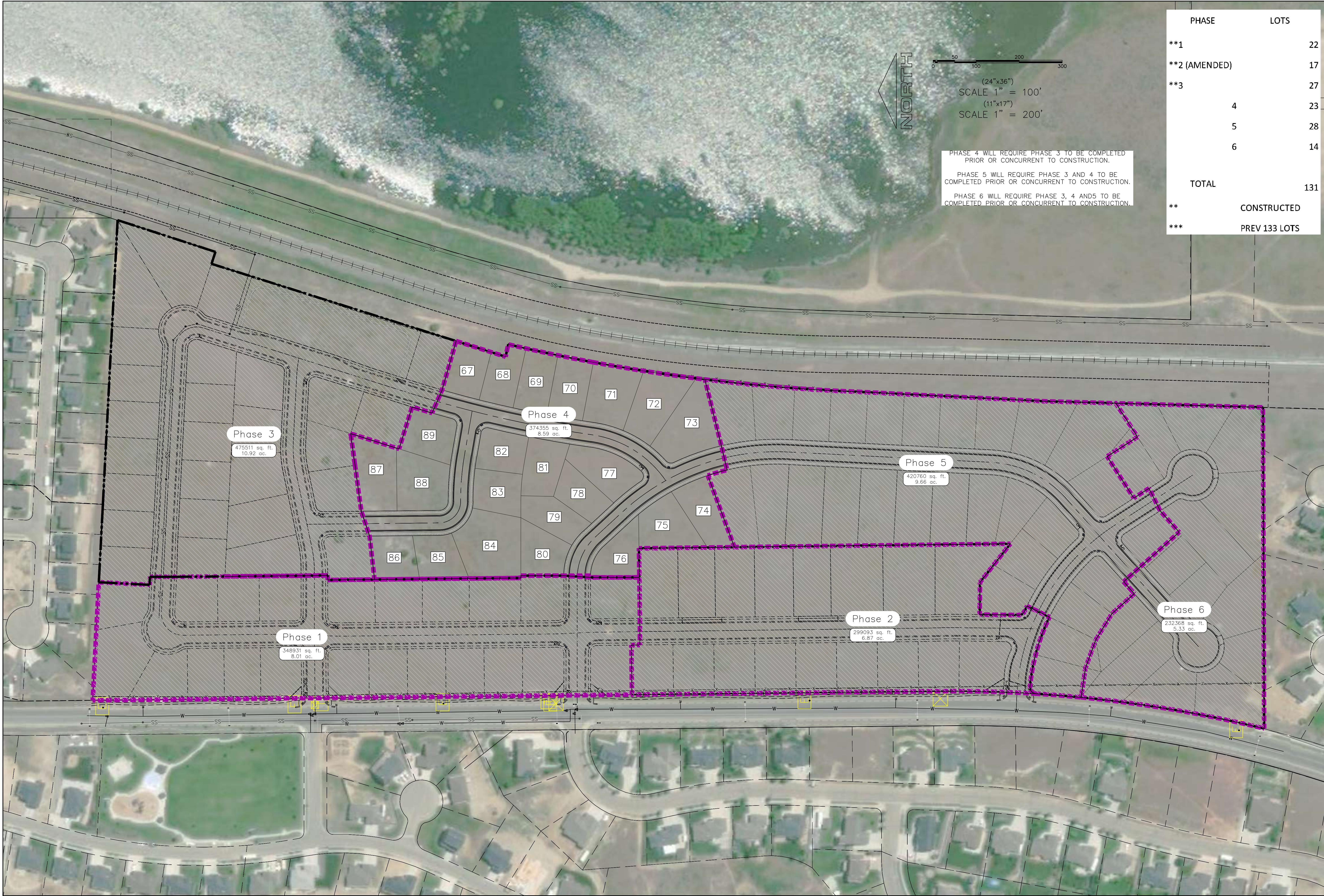
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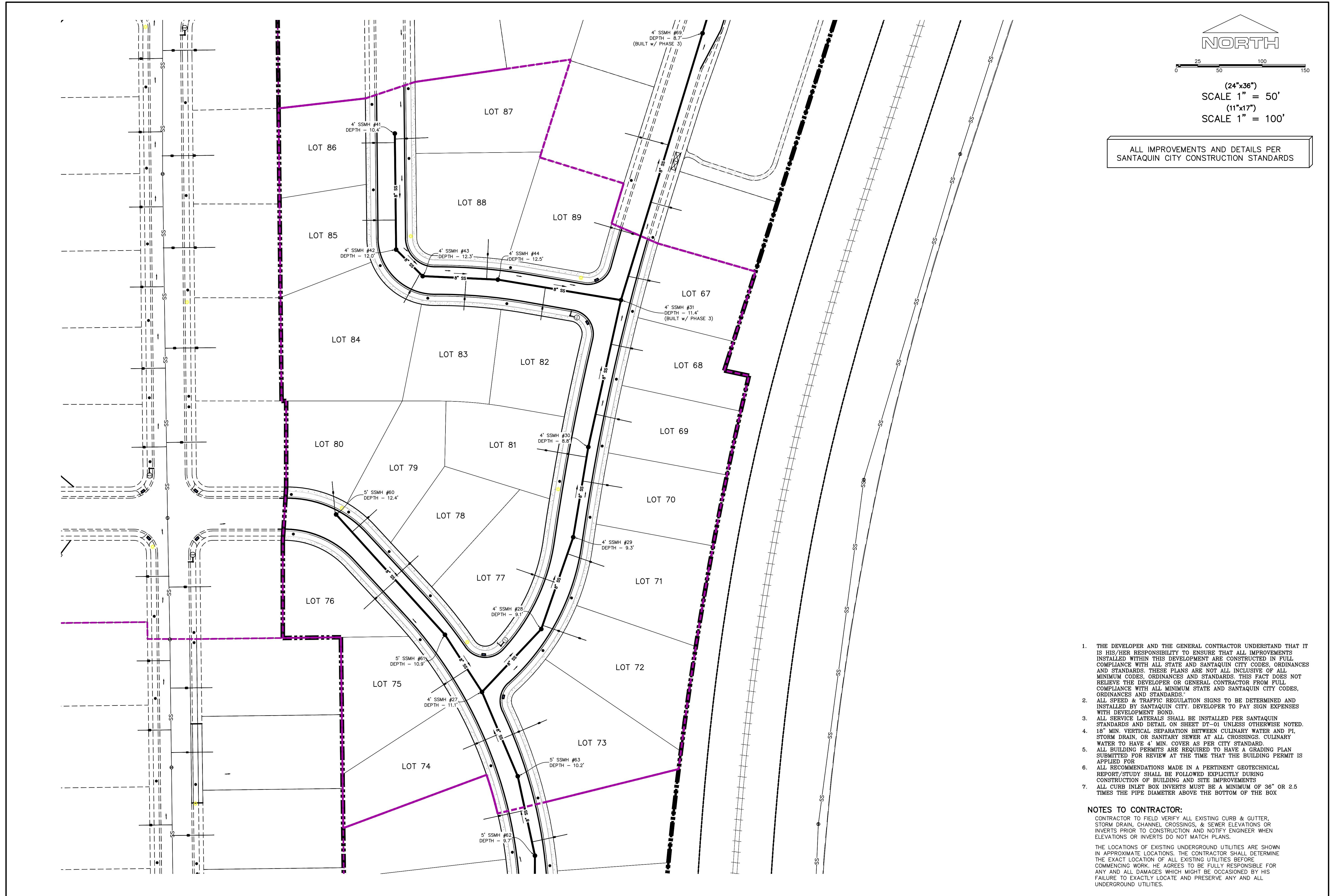


TANNER FLATS
at SUMMIT RIDGE - PHASE 4
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 11.27.2025
PROJECT #
REVISIONS:
<input type="checkbox"/> 1
<input type="checkbox"/> 2
<input type="checkbox"/> 3

SHEET NAME:	COVER SHEET & NOTES
SHEET:	CS-01





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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-0 UNLESS OTHERWISE NOTED.
4. 18" MIN. COVER SEPARATION BETWEEN GUTTER AND PL. STORM DRAIN, OR AS MAY SEEM AT ALL CROSSINGS CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
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7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

NORTH
(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

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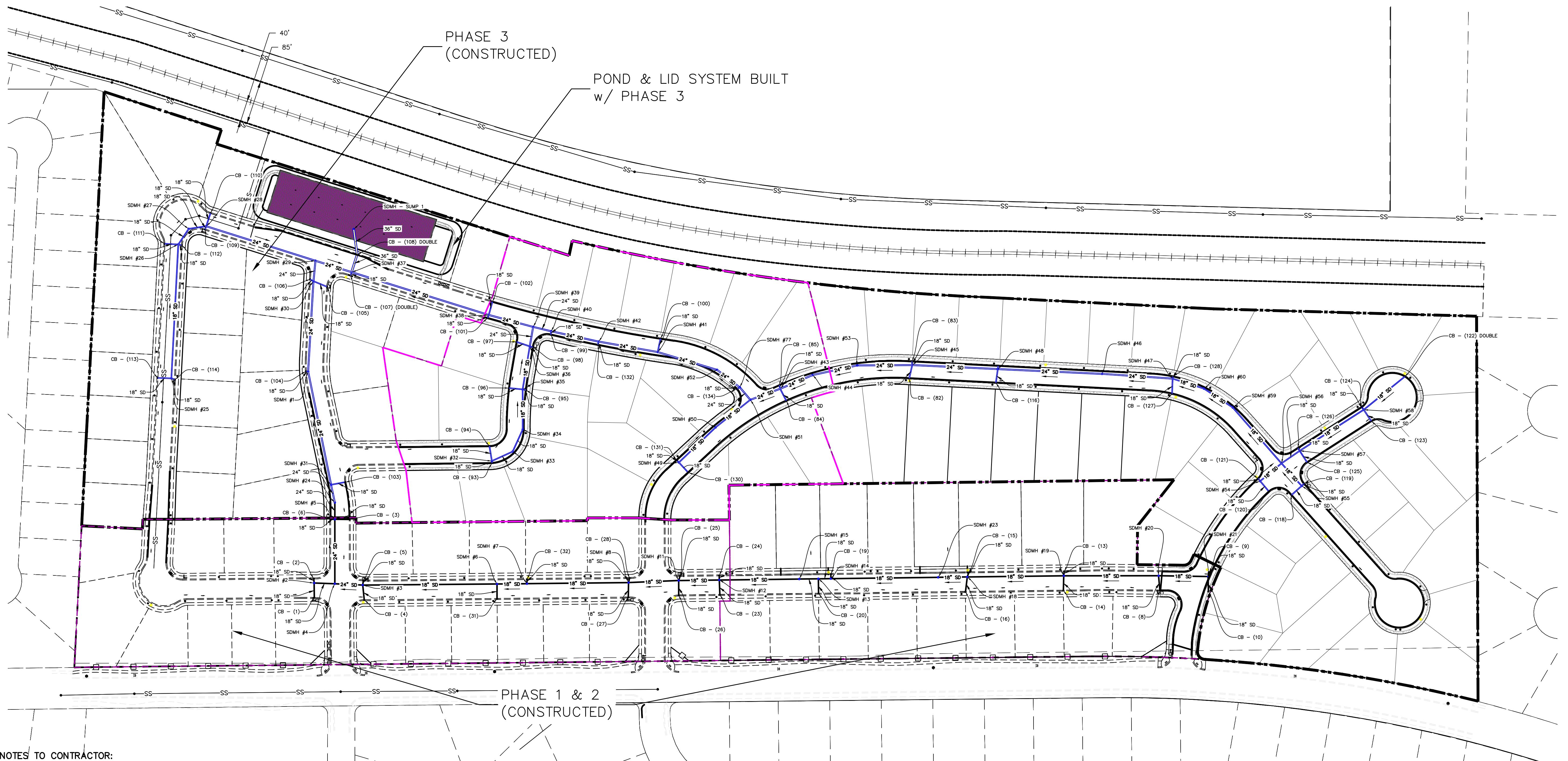


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 2
 3

STORM PLANS
SHEET: SD-01



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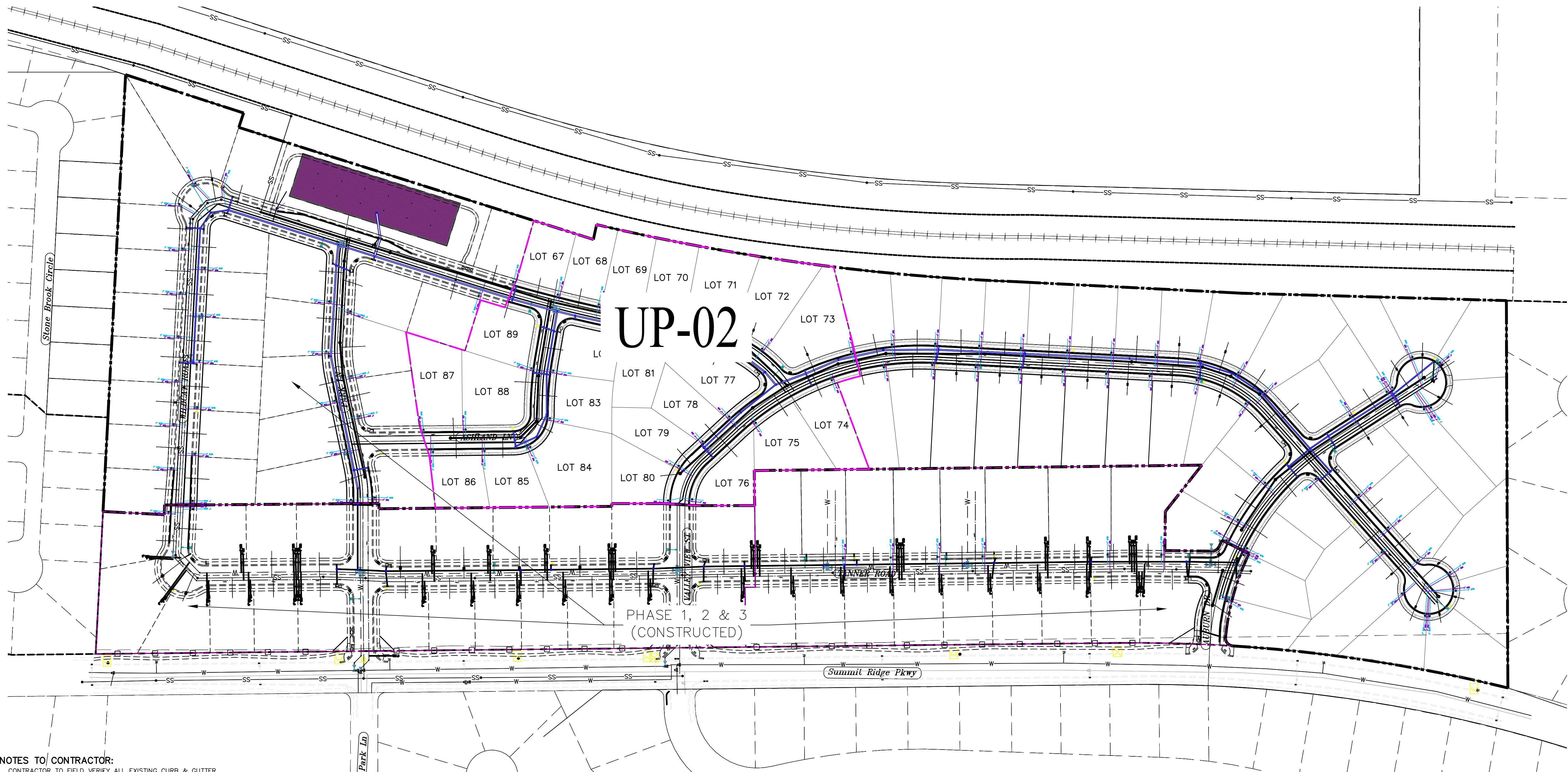


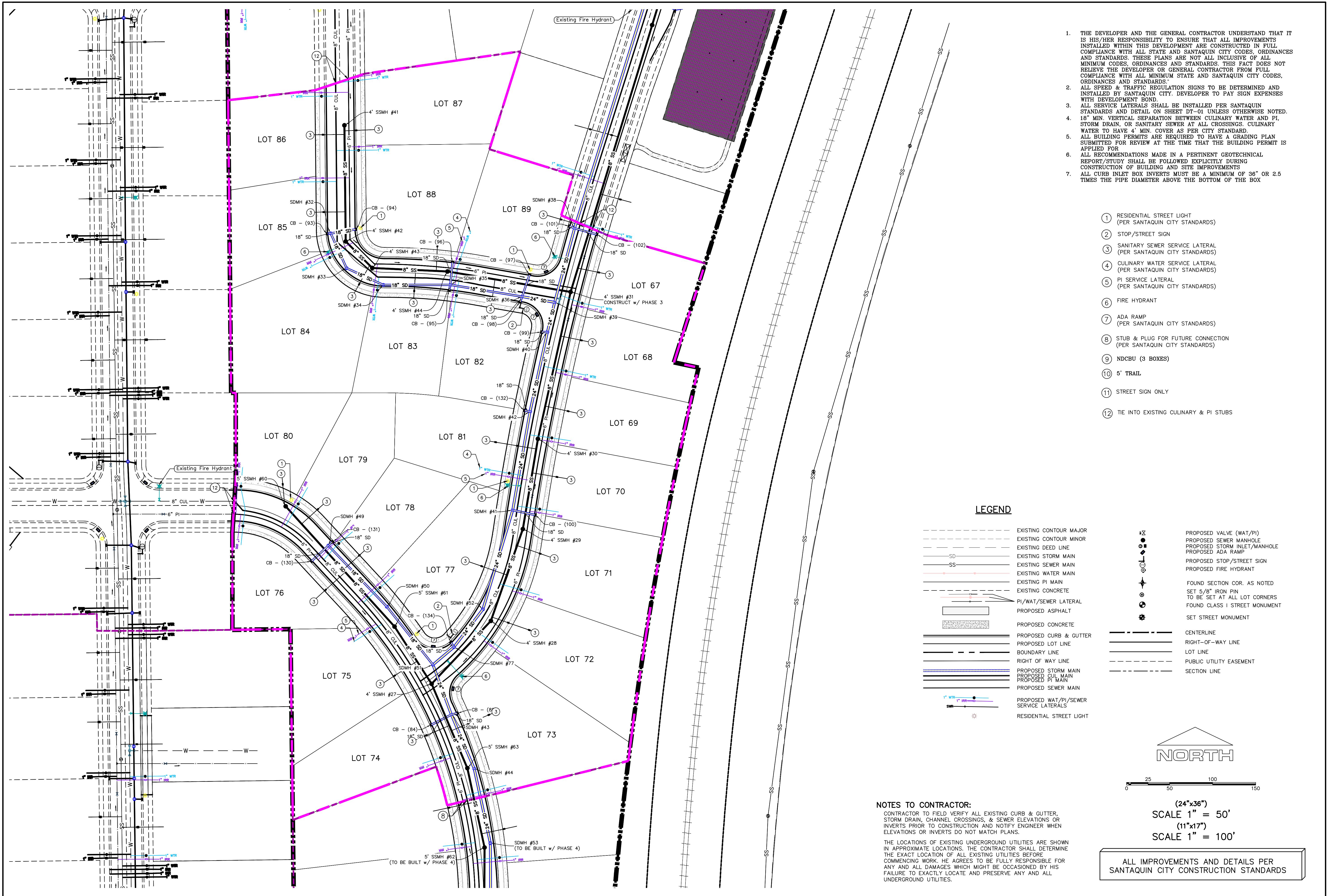
TANNER FLATS
at SUMMIT RIDGE - PHASE 4
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 11.27.2025
PROJECT #

REVISIONS:
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Sheet Name:
UTILITY PLANS
Sheet:
UP-01





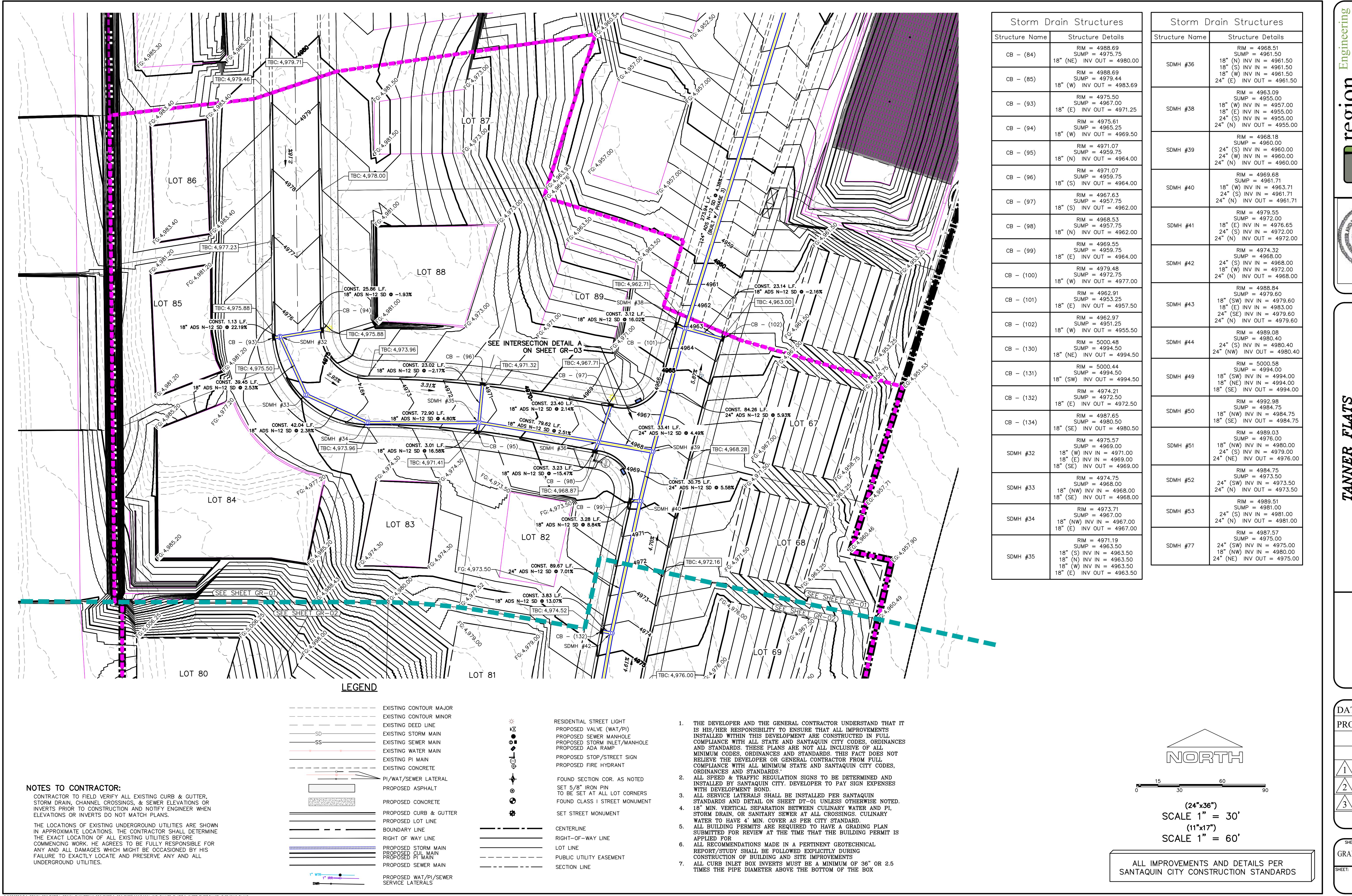
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1
2
3

SHEET NAME: UTILITY PLANS
SHEET: UP-02



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SHEET NAME:
GRADING PLANS
SHEET:
GR-01



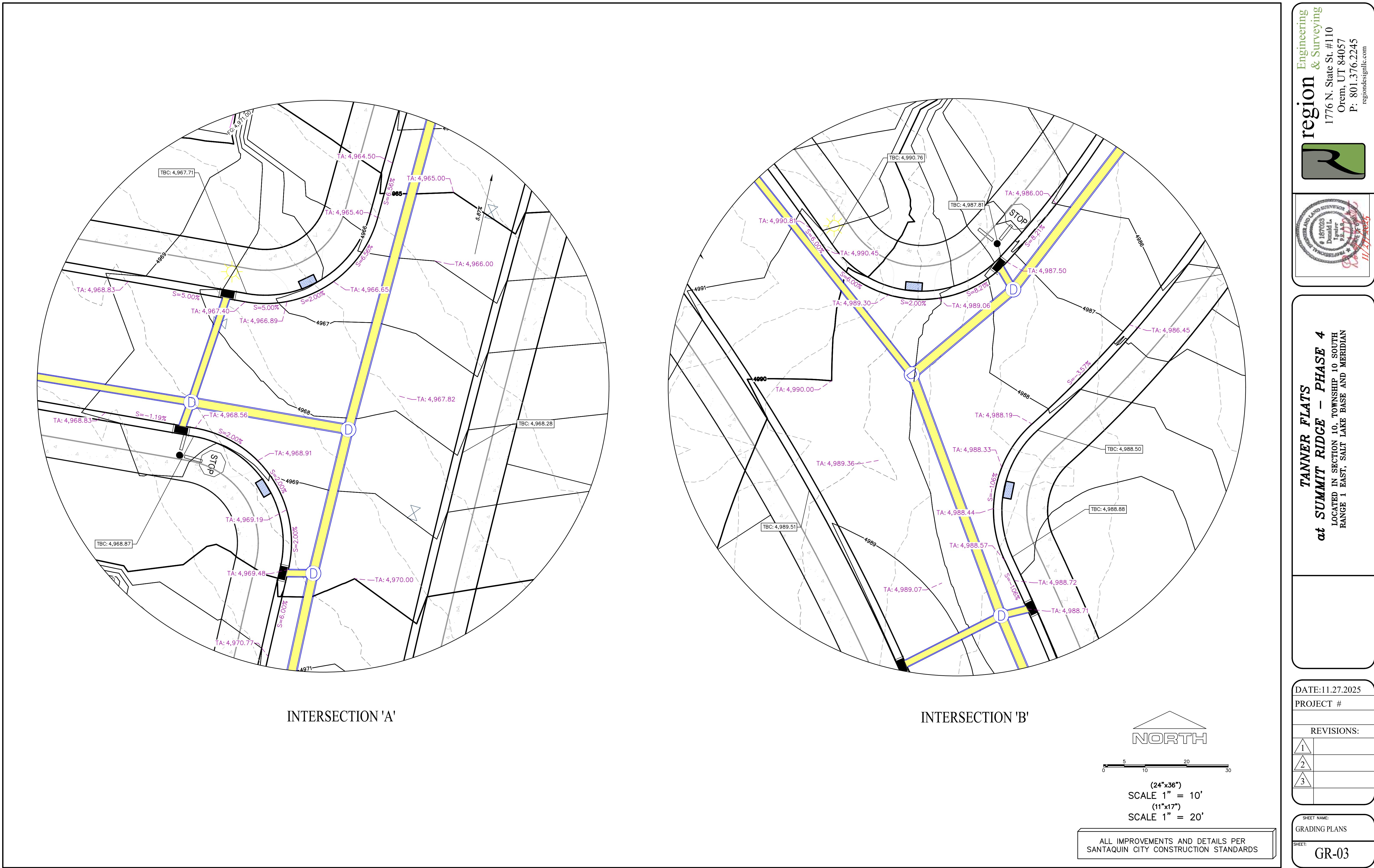
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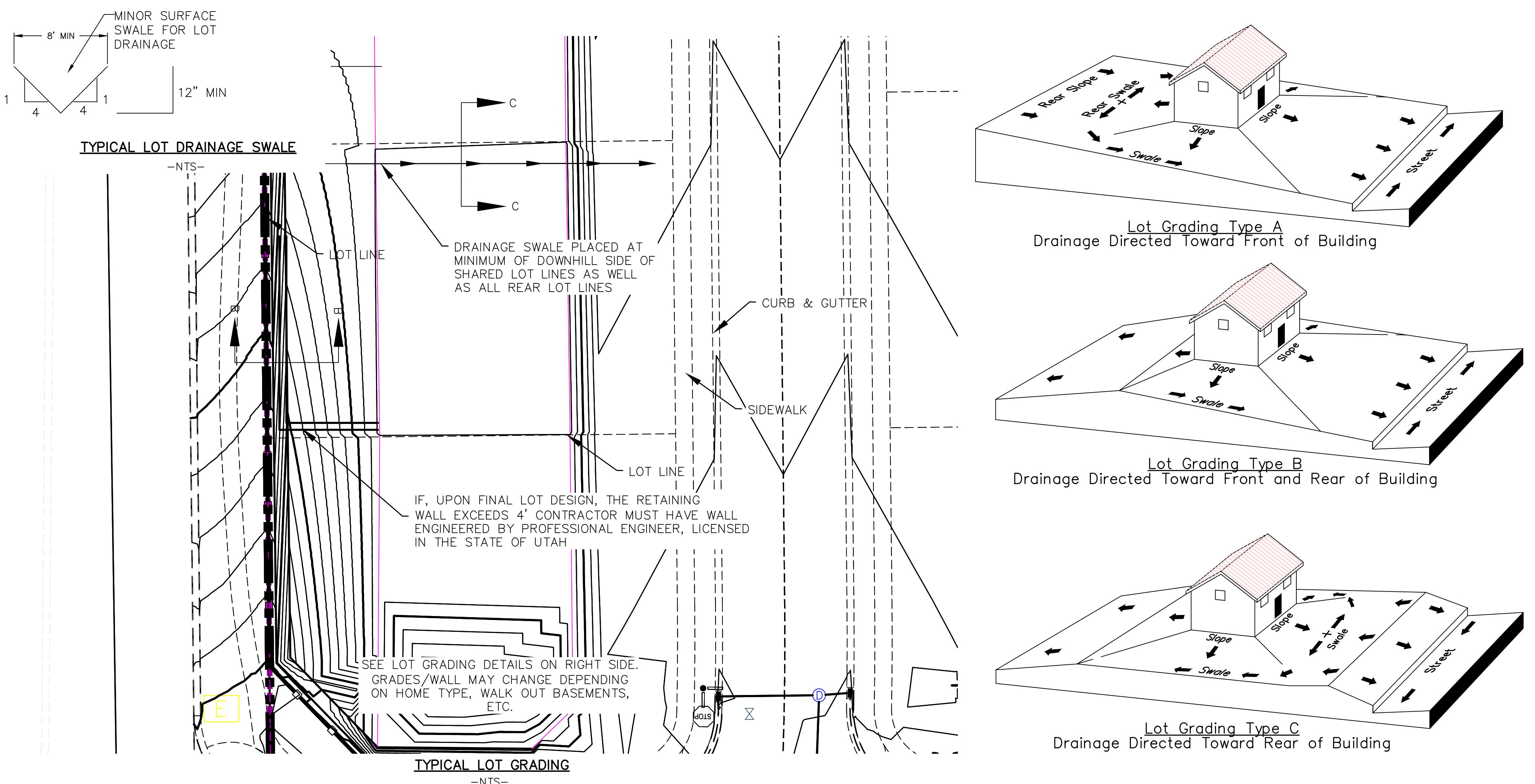
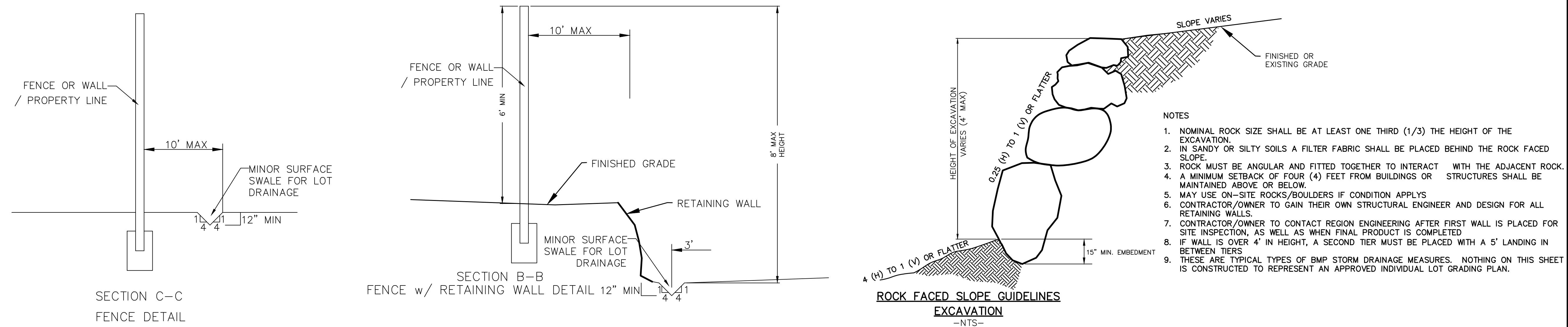
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1
2
3

SHEET NAME: GRADING PLANS
SHEET: GR-02



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Lot Drainage -

- At minimum, 50% of roof drains shall drain towards the street.
- All side downspouts are to be diverted toward the front or rear of the lot.
- Yards to be positively graded away from all window wells
- HOA's &/or homeowners are responsible for maintaining lot line drainage pathways through their properties per drainage plan.
- All lot lines are to be maintained as drainage pathways for accumulating runoff from adjoining lots.
- All lots shall meet the International Building Code standards and drain away from the structure.

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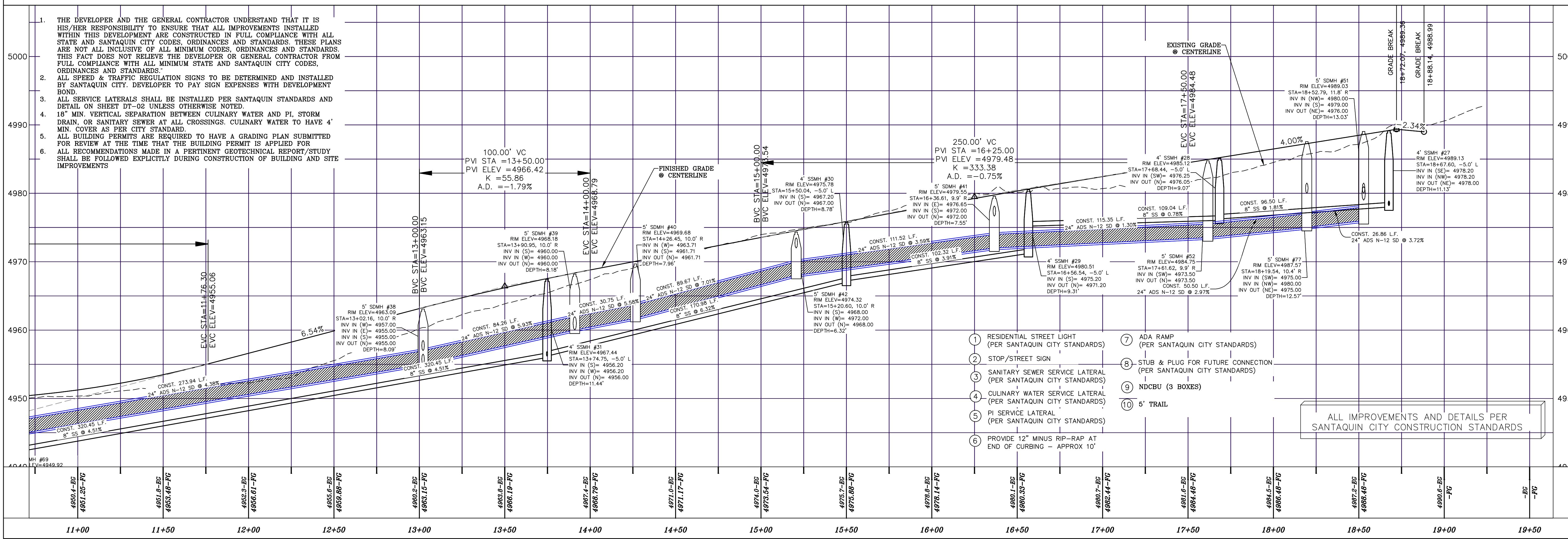
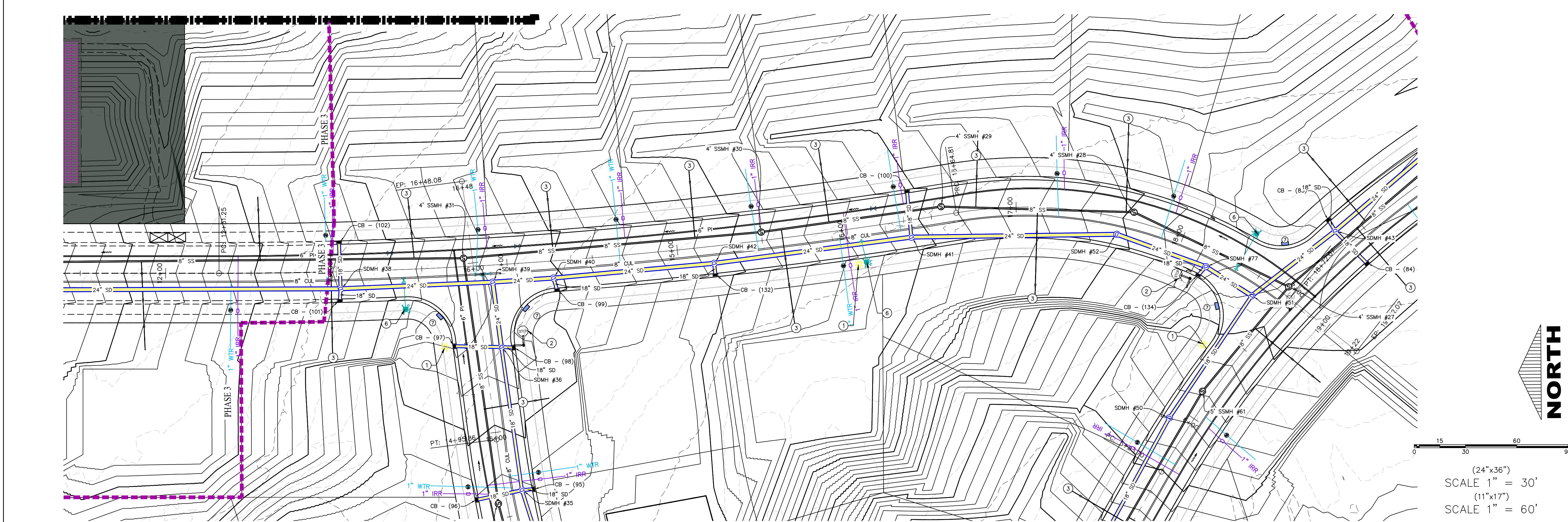
SHEET NAME:	GRADING PLANS
SHEET:	GR-04

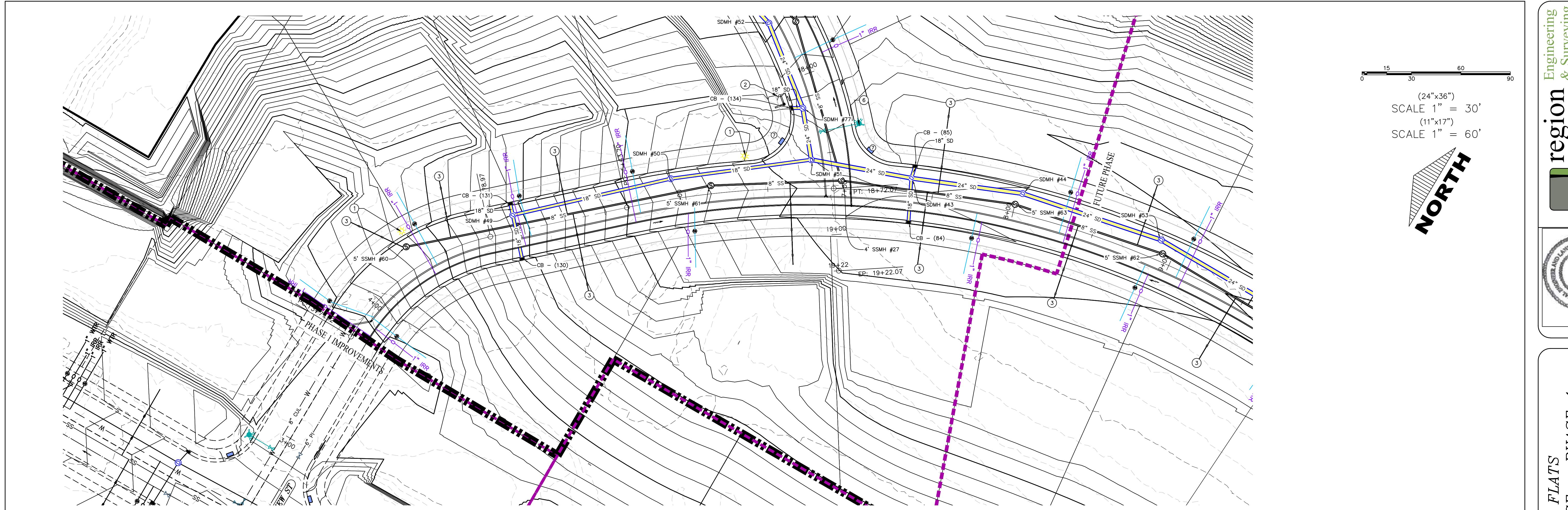


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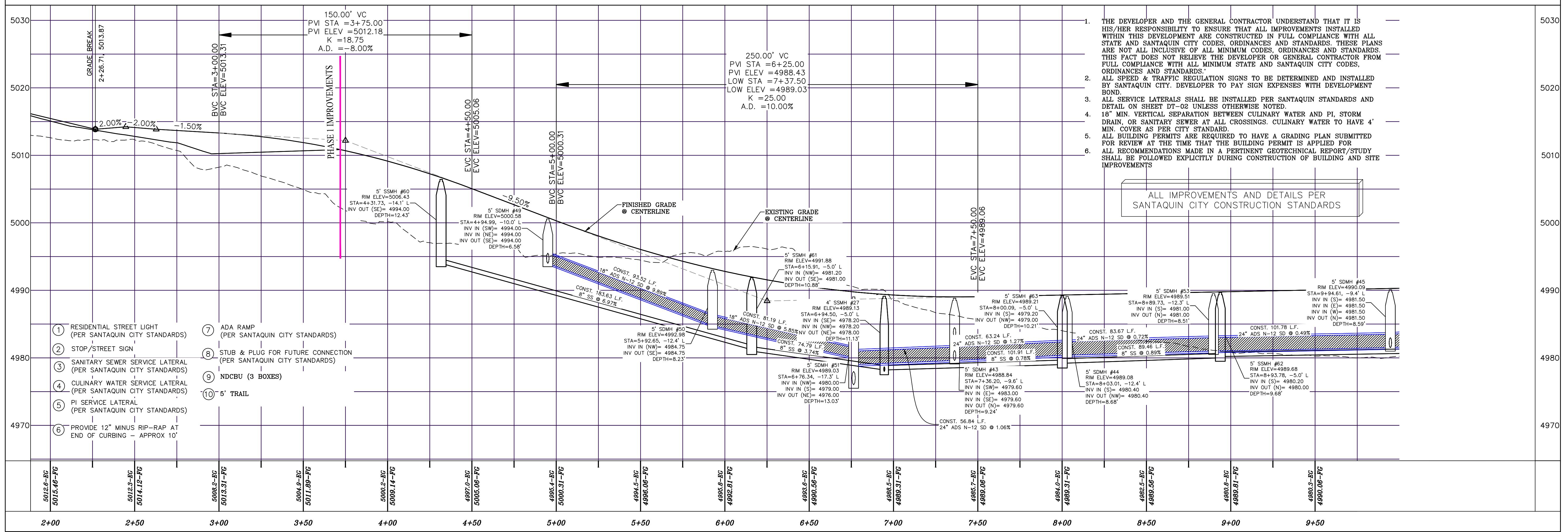
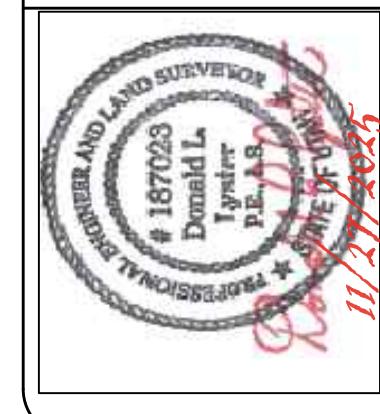
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PLAN & PROFILE
SHEET: PP-01





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PLAN & PROFILE
SHEET:

PP-04

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3

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01

NOTES:

- IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
- CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
- ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
- THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS/EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

DEVELOPERS NAME
DAVID SIMPSON

PROJECT NAME
THE VISTA @ SUMMIT RIDGE - PHASE 1
PERMIT NUMBER
(4* Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT

(6* Uppercase Bold Letters)
Office Phone Contact ####-####
(4* Bold Numbers)
Cell Phone Contact ####-####
(4* Bold Numbers)

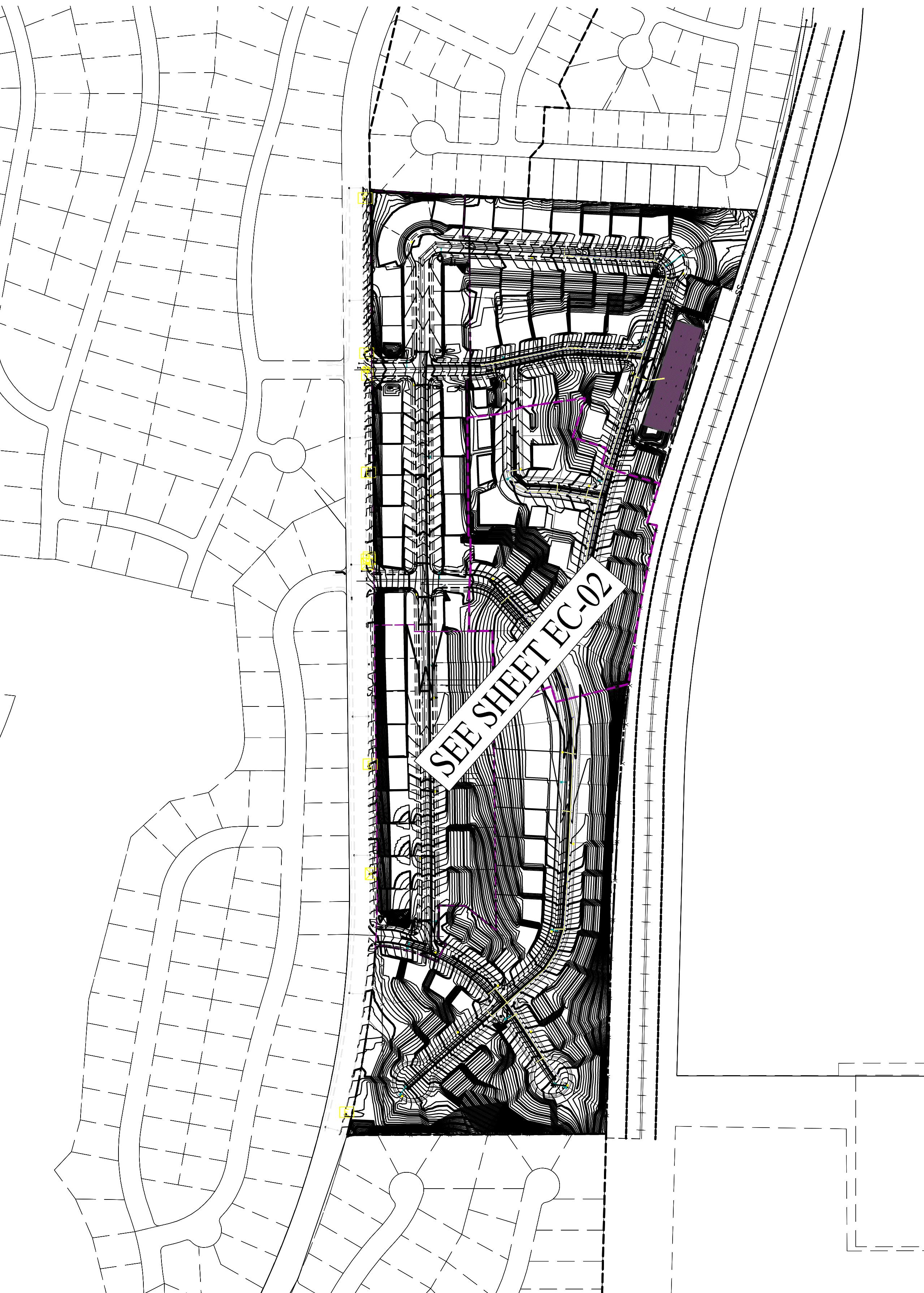
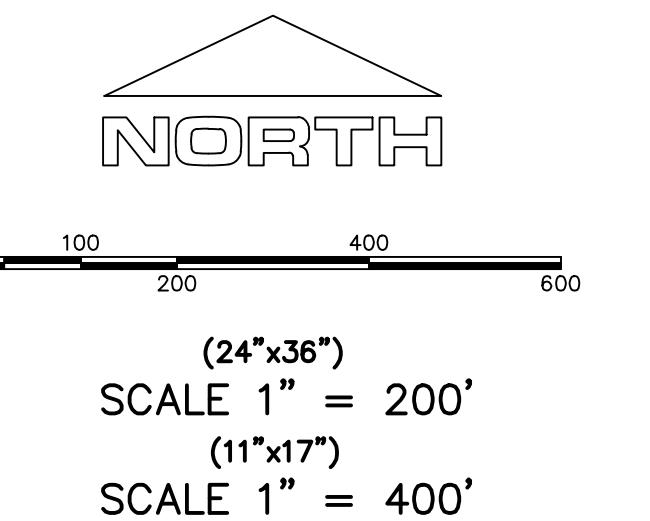
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
(3* Uppercase Bold Letters and 3* Bold Numbers)

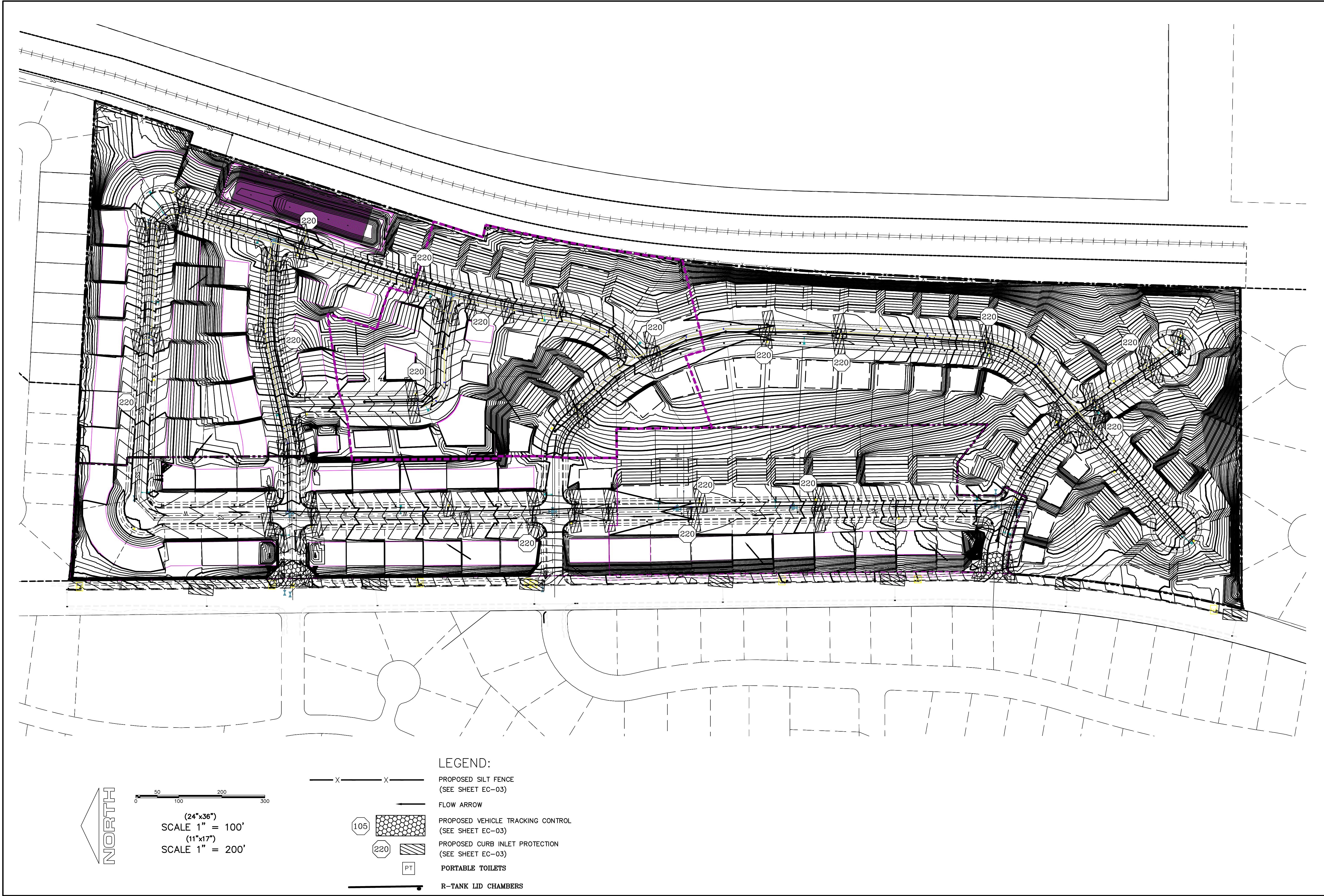
5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT MEETS THESE REQUIREMENTS.

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5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL REQUIREMENTS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

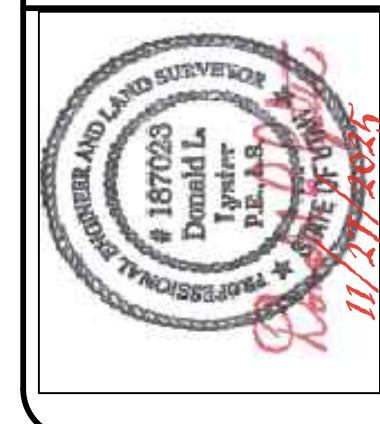
CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	240	SEDIMENT TRAP	AS SHOWN	BEGINNING OF CONSTRUCTION TO PLACEMENT OF ASPHALT





region Engineering & Surveying
 1776 N. State St. #110
 Orem, UT 84057
 P: 801.376.2245
 regiondesignsllc.com



TANNER FLATS
at SUMMIT RIDGE - PHASE 4
 LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 11.27.2025
 PROJECT #
 REVISIONS:
 1
 2
 3

Sheet Name:
 EROSION CONTROL PLAN
 Sheet:
 EC-02

Engineering & Surveying
region
1776 N. State St. #110
Orem, UT 84057
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regiondesignsllc.com

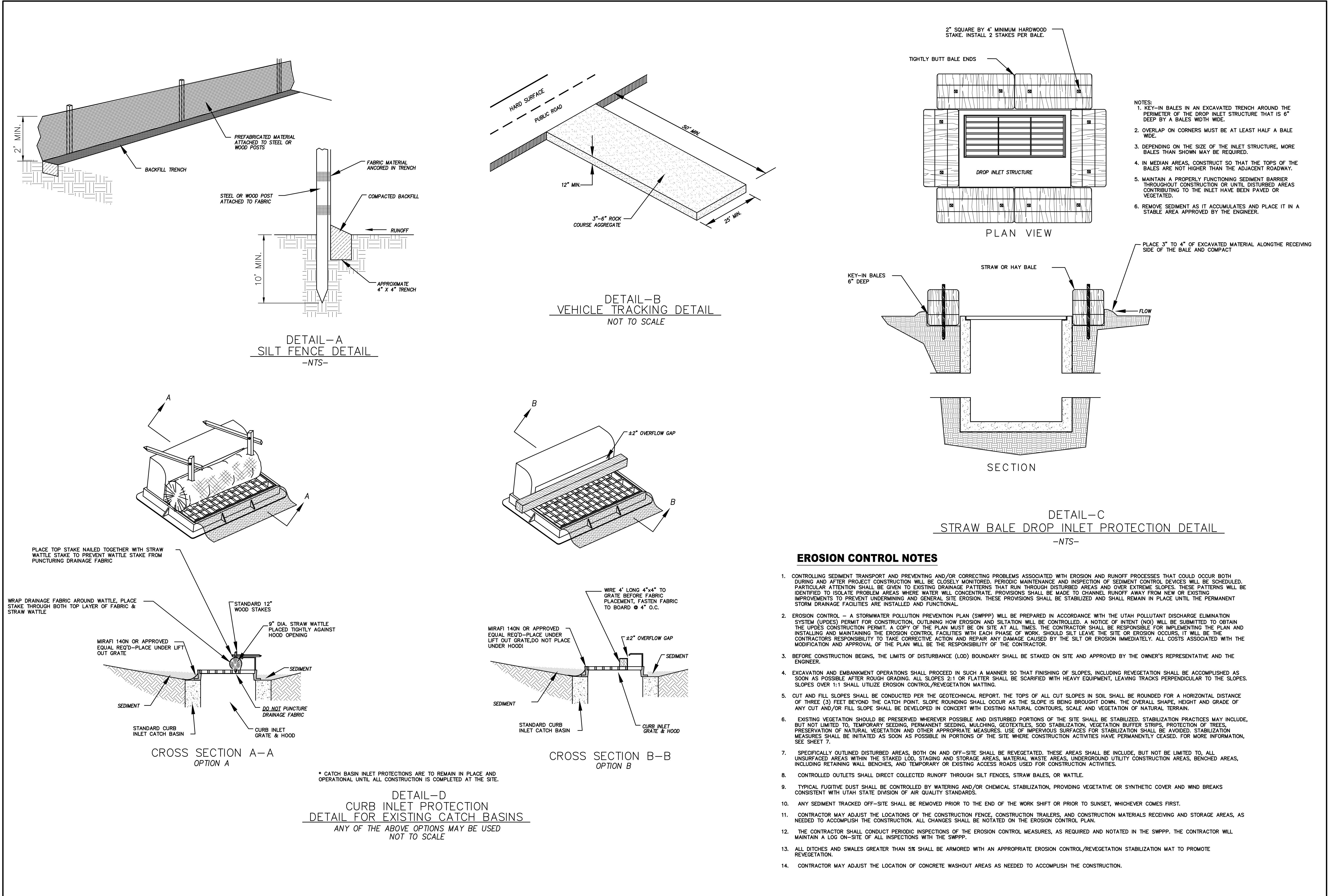


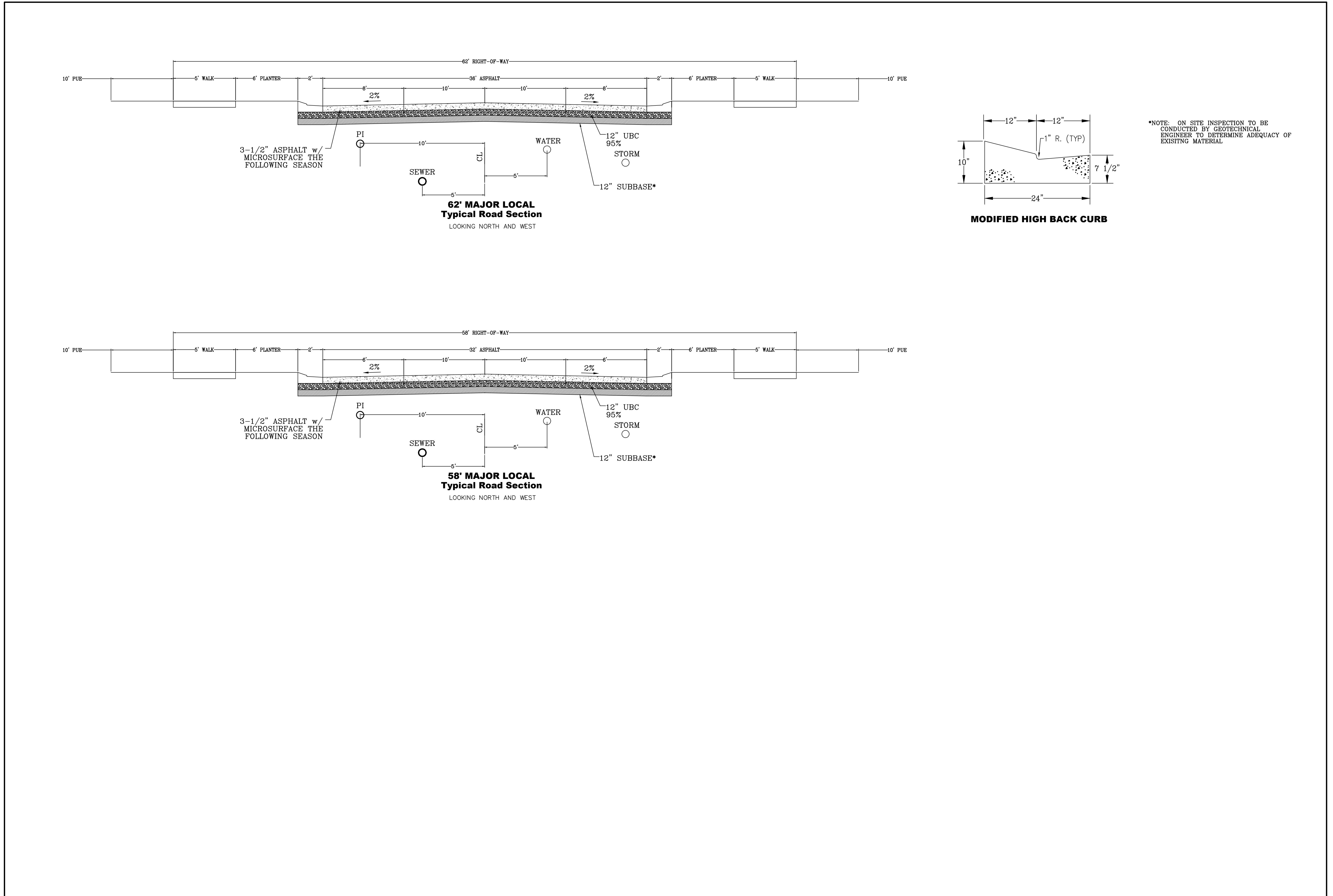
TANNER FLATS
at SUMMIT RIDGE - PHASE 4
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1, EAST, SALT LAKE BASE AND MERIDIAN

DATE: 11.27.2025
PROJECT #

REVISIONS:
 1
 2
 3

SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-03





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LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

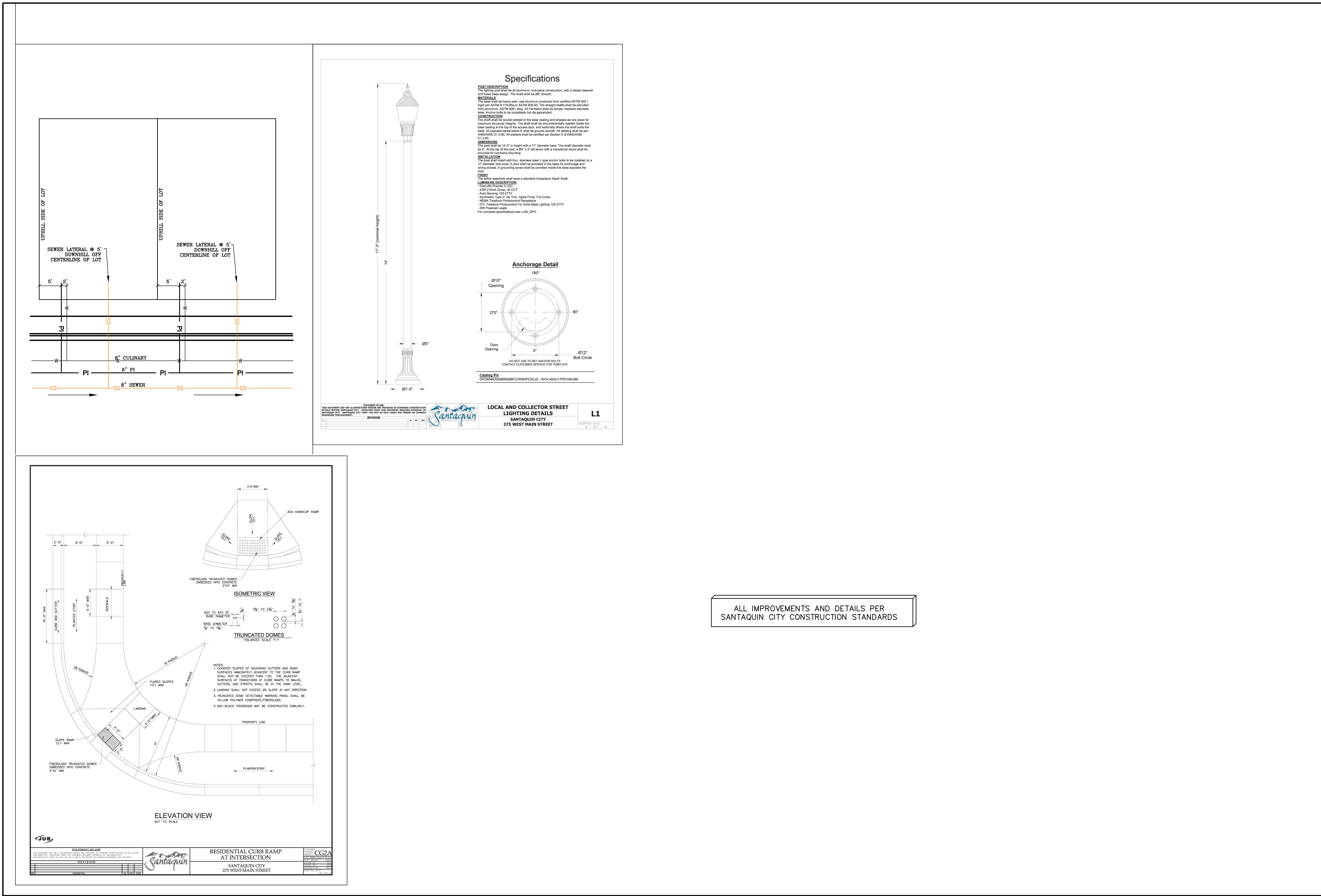
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regiondesignsllc.com



TANNER FLATS
at SUMMIT RIDGE - PHASE 4
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 11.27.2025	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME: TYPICAL DETAILS	
SHEET: DT-02	



THE ORCHARDS @ APPLE GROVE CONDOMINIUMS A-E

PRELIMINARY PLAT SANTAQUIN, UTAH COUNTY, UTAH FEBRUARY 2025

—INDEX OF PLAN SHEETS—

GENERAL

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT.
- A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, SANTAQUIN CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
- ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM THE PLAT OF THE ORCHARDS PLAT F-6 WITH THE COMPLETION OF ROW IMPROVEMENTS ASSOCIATED WITH ORCHARDS F-6.
- ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
- CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
- TOWNHOME GARAGE SHALL BE 24'X24' WITH A 20' GARAGE DOOR.

ROADWAY/STORM DRAIN

- ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SANTAQUIN CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
- WHERE DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
- ALL STORM DRAIN PIPES TO BE REINFORCED CONCRETE PIPE (RCP) CLASS III, HDPE STORM DRAIN PIPE, OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL CLEANOUT/ACCESS LOCATIONS MEET SANTAQUIN IRRIGATION COMPANY SPECIFICATIONS AND ARE COMPLETED UNDER THE DIRECTION OF SANTAQUIN IRRIGATION COMPANY.
- ALL IRRIGATION CORNERS (ANGLE POINTS) SHALL HAVE A PRE CAST - REINFORCED CONCRETE MANHOLE, WITH A WATERTIGHT SOLID MANHOLE COVER.
- ALL STORM DRAIN INLET BOXES TO MEET SANTAQUIN CITY STANDARD DRAWING SDI W/3' SEDIMENT TRAP.

SEWER

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST SANTAQUIN CITY DESIGN STANDARDS & PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF SANTAQUIN CITY.
- FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY SANTAQUIN CITY.
- UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF AS-BUILT PLANS TO SANTAQUIN CITY & (1) SET TO NORTHERN ENGINEERING, INC.
- HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SANTAQUIN CITY STANDARDS.

WATER

- THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
- CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST SANTAQUIN CITY WATER DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
- CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
- UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF AS-BUILT PLANS TO SANTAQUIN CITY & (1) SET TO NORTHERN ENGINEERING, INC.
- WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.
- HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SANTAQUIN CITY STANDARDS.
- WATERLINES TO BE BEDDED AS PER SANTAQUIN CITY DIVISION 3A SECTION 3A.04 SUB-SECTION E.
- ALL CULINARY WATERLINES, REGARDLESS OF SIZE, SHALL BE C-900 PVC PIPE AS PER SANTAQUIN CITY STANDARDS.

SHEET

1

SP-01

UT-01

GR-01

LS-01

LS-02

DT-01

DT-02

DESCRIPTION

COVER SHEET

PRELIMINARY PLAT

SITE PLAN

UTILITY LAYOUT

GRADING & DRAINAGE

LANDSCAPE/AMENITIES PHASING PLAN

LANDSCAPE PLAN

DETAILS

DETAILS

PARKING

PARKING REQUIRED = 135 STALLS

PARKING PROVIDED = 166 STALLS

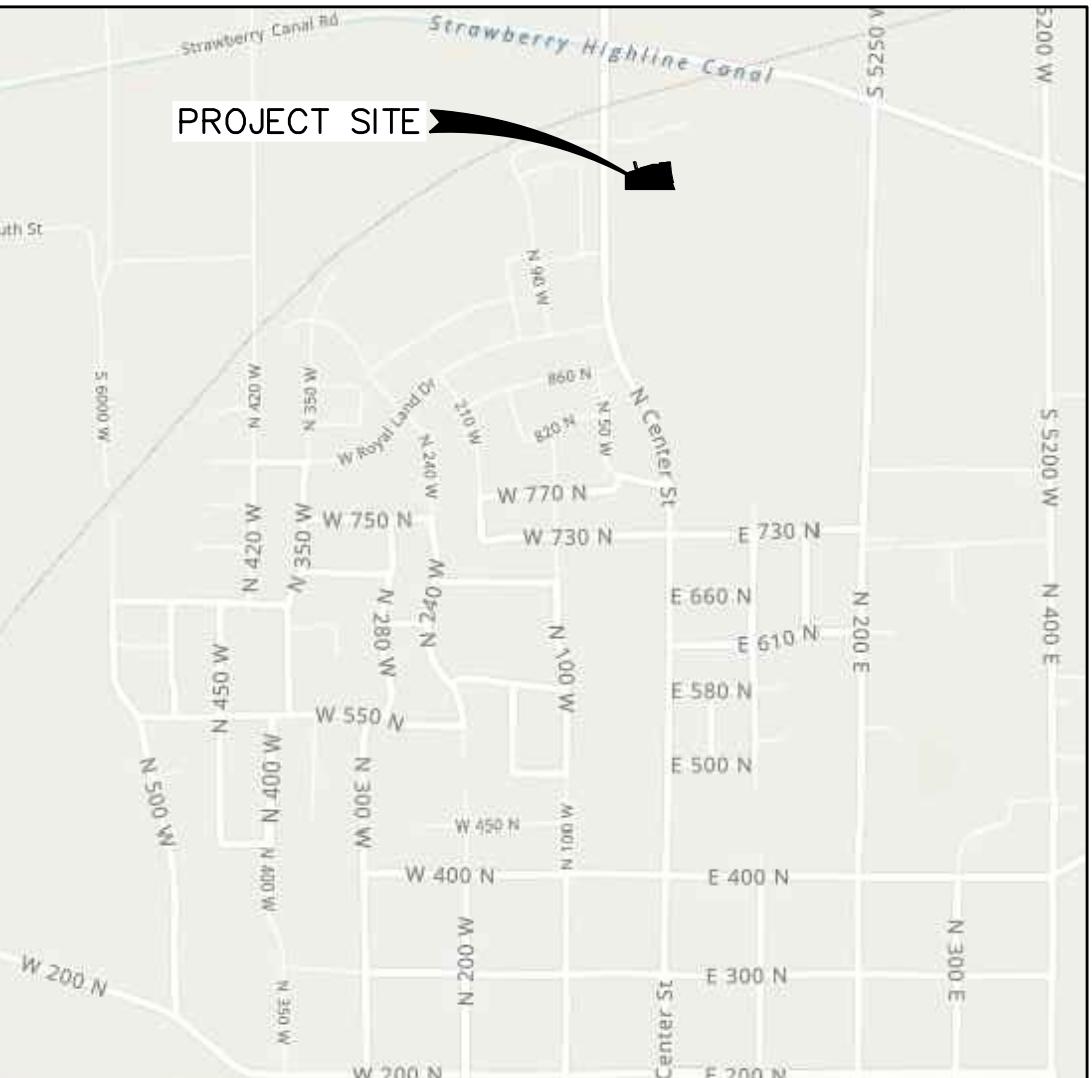
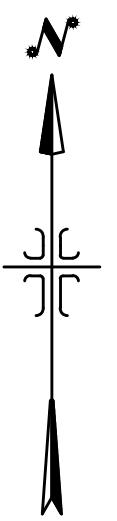
PHASE A= 82 STALLS

PHASE B= 84 STALLS

ADA PARKING = 9 STALLS

COVERED PARKING REQUIRED= 00 STALLS

COVERED PARKING PROVIDED= 60 STALLS





VICINITY MAP

NOTES:
 1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA, IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
 3) NBCU - NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT.
 4) LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
 5) ANY PARKING OR BUILD. LIGHTING MUST BE DIRECTED DOWN AS TO LIMIT LIGHT SPILLING ONTO ADJACENT PROPERTY.
 6) THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

DOMINION ENERGY UTAH - NOTE:

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements granted by existing underground utility companies. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities pertaining to law or equity, or any other rights or obligations that do not constitute a deduction, removal or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 801-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this _____ day of _____, 20 ____

By: _____
Title: _____

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- EXISTING DEED LINE
- COMMON AREA WITH CROSS ACCESS AND PARKING EASEMENT
- COMMON AREA & P.U.E.
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA

ROCKY MOUNTAIN POWER ACCEPTANCE
APPROVED THIS _____ DAY OF _____ A.D. 20____, BY THE ROCKY MOUNTAIN POWER COMPANY.
BY _____ TITLE: _____

CENTRACOM ACCEPTANCE
APPROVED THIS _____ DAY OF _____ A.D. 20____, BY THE CENTRACOM COMPANY.
BY _____ TITLE: _____

CENTURY LINK ACCEPTANCE
APPROVED THIS _____ DAY OF _____ A.D. 20____, BY THE CENTURY LINK COMPANY.
BY _____ TITLE: _____

THE ORCHARDS @ APPLE GROVE CONDOMINIUM A

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

APPLE HOLLOW AT THE ORCHARDS PLAT "A-12"

N85°24'48"E 141.58'

NORTH 18.49'

FUTURE
BUILDING C

NORTH 88.31'

EAST 22.82'

NORTH 46.50'

WEST 9.00'

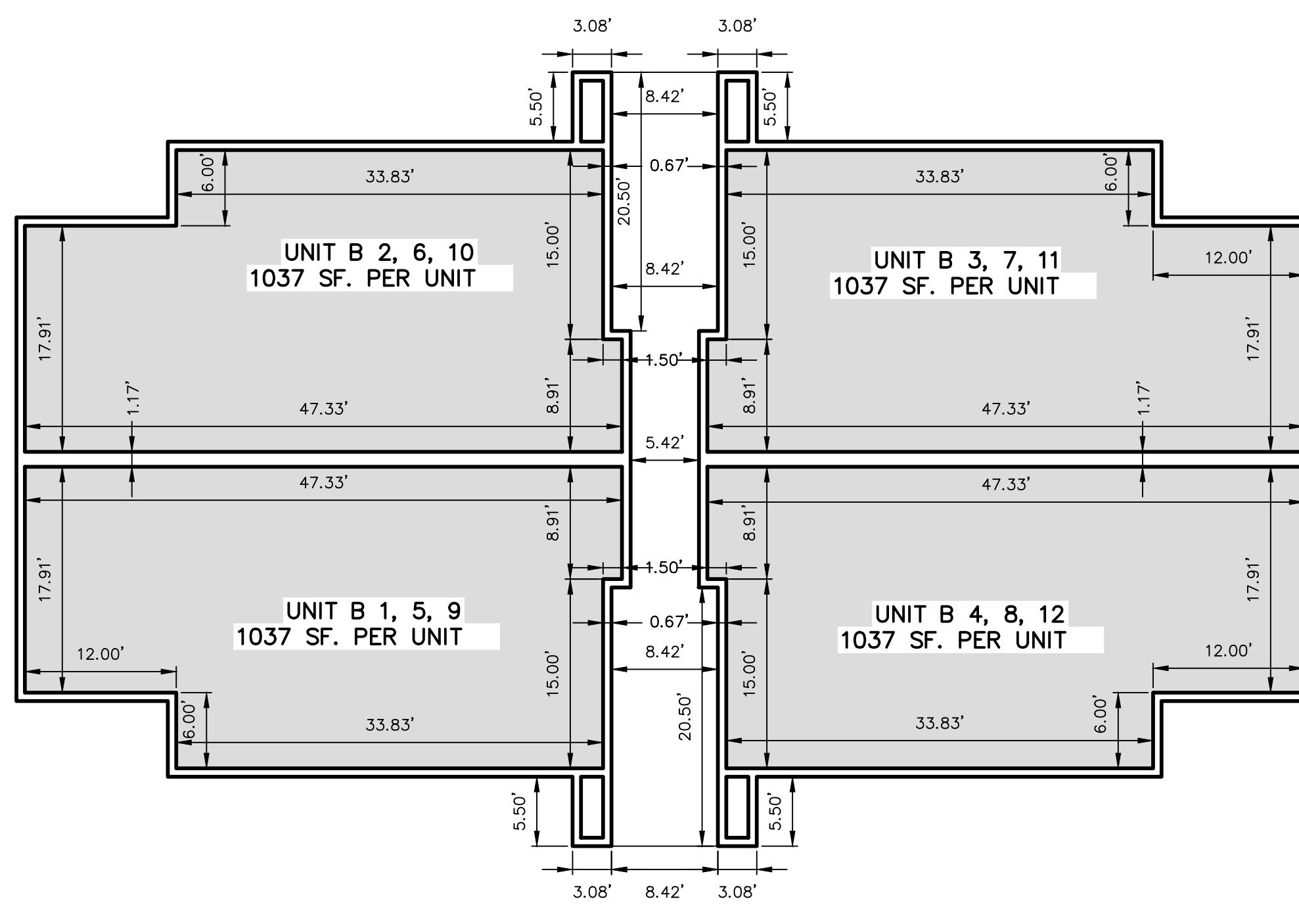
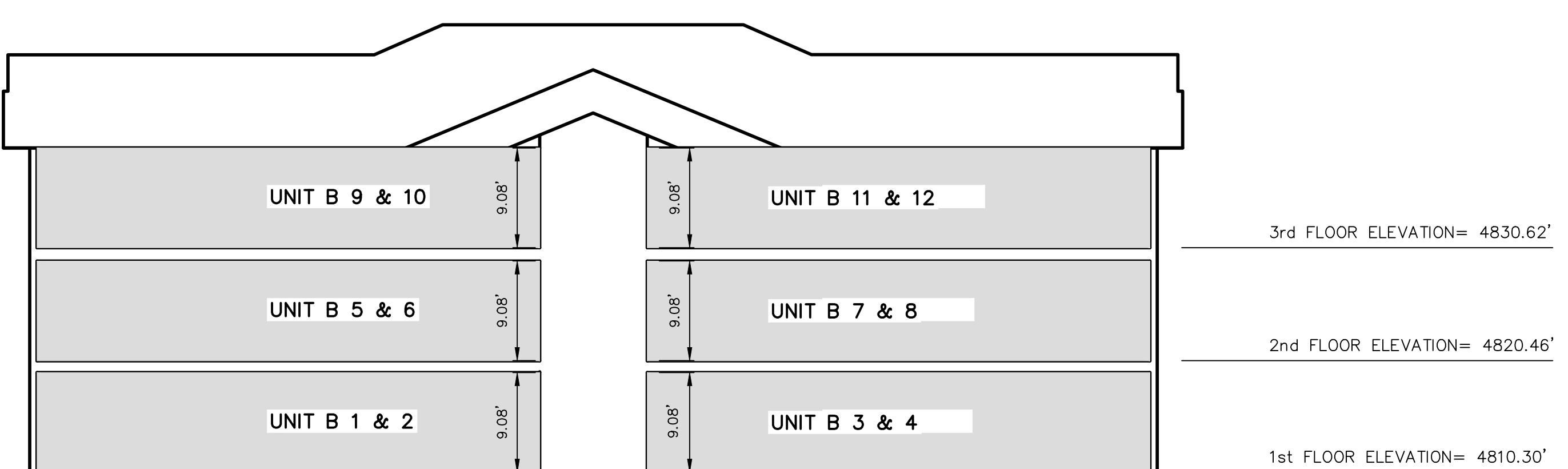
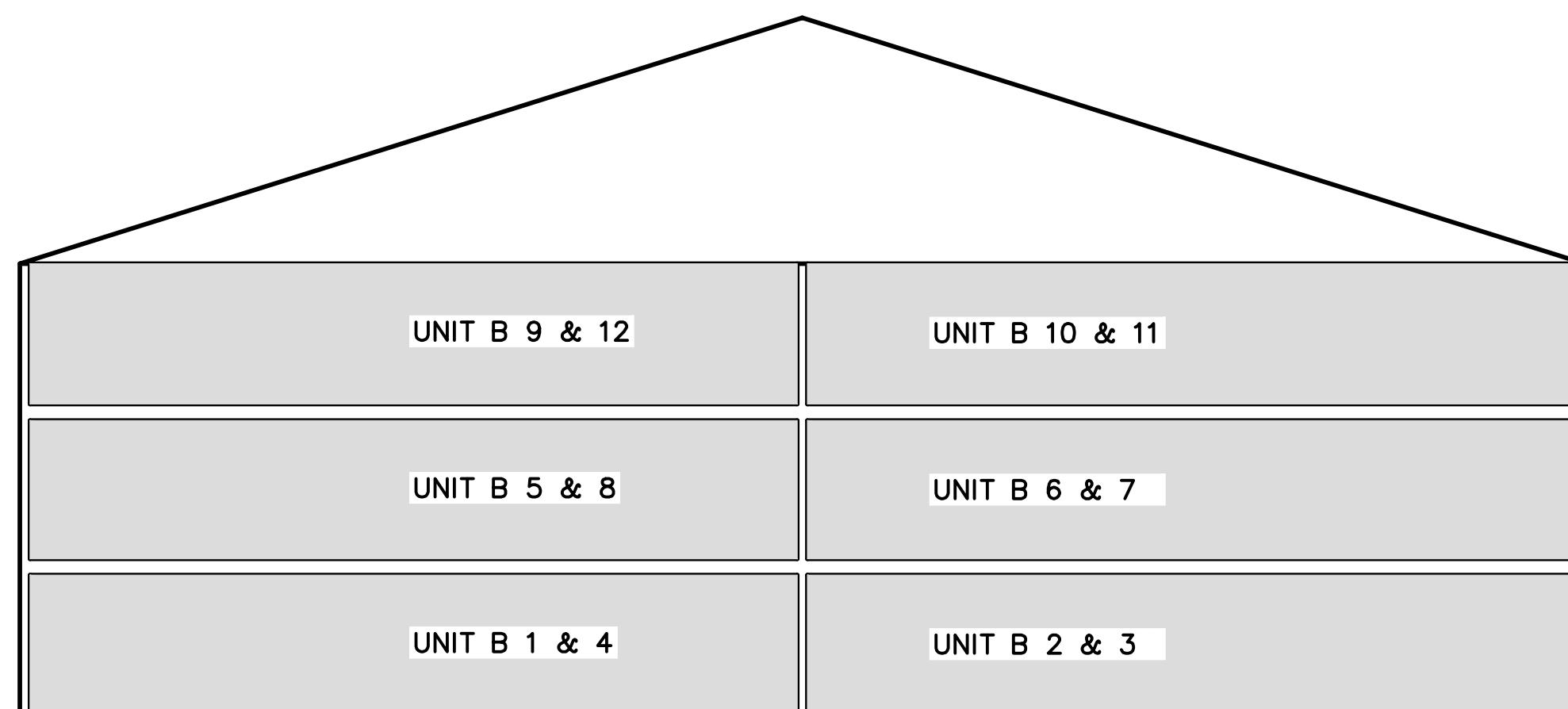
NORTH 20.00'

WEST 175.71'

POINT OF BEGINNING

WEST 300.00'

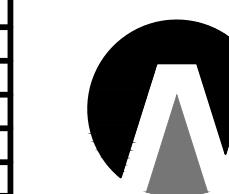
WEST 300.



COMMON AREA & P.U.E.
PRIVATE OWNERSHIP

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE
	REV. COGO FILE:	DATE:



Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

**THE ORCHARDS @ APPLE
GROVE CONDOMINIUM B**

CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
2 OF 2



VICINITY MAP

-NTS-

NOTES:
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DOMINION ENERGY UTAH - NOTE:

Questar Gas Company dba Dominion Energy Utah, hereby approves this plot for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the title and Right-of-Way and Easement Map(s). Dominion Energy Utah also approves this plot for the purpose of confirming that the plot contains no public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plot, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 801-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this ____ day of _____, 20 ____

By _____

Title - _____

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
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- PRIVATE OWNERSHIP
- LIMITED COMMON AREA

ROCKY MOUNTAIN POWER ACCEPTANCE
APPROVED THIS ____ DAY OF ____ A.D. 20____, BY THE ROCKY MOUNTAIN POWER COMPANY.

By _____ Title - _____

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APPROVED THIS ____ DAY OF ____ A.D. 20____, BY THE CENTRACOM COMPANY.

By _____ Title - _____

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APPROVED THIS ____ DAY OF ____ A.D. 20____, BY THE CENTURY LINK COMPANY.

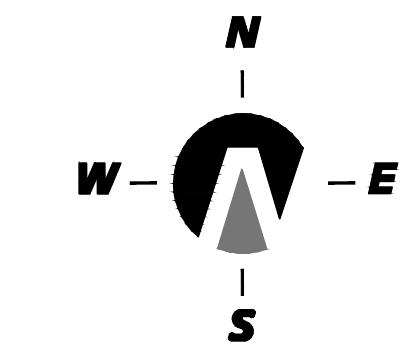
By _____ Title - _____

THE ORCHARDS @ APPLE GROVE CONDOMINIUM B

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

FUTURE BUILDING C

BUILDING A



(24'x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

NORTH 20.00'

EAST

9.00'

NORTH

46.50'

WEST

36.00'

EAST 175.71'

B12 B11 B10 B9 B8 B7 B6 B5 B4 B3 B2 B1

FUTURE BUILDING D

BUILDING B

NORTH 103.06'

WEST

11.80'

N90°00'00"W
12.00'N45°15'15"E
37.00'S00°50'00"E
14.32'N47°56'03"E
57.29'S73°32'57"W
14.50'

C2

C3

POINT OF BEGINNING

C1

N89°50'14"W 171.89'

C4

C5

C6

C7

C8

C9

C10

C11

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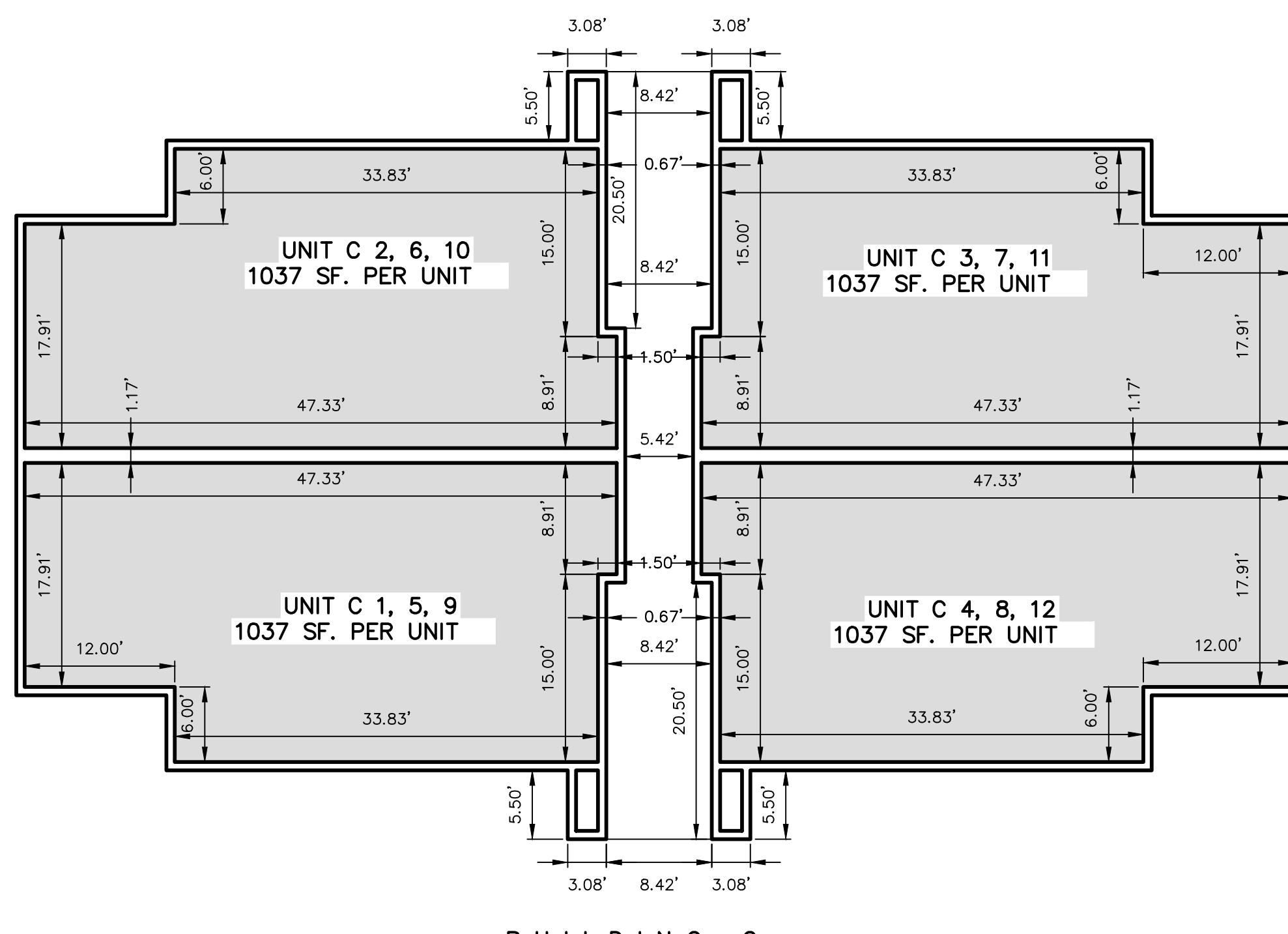
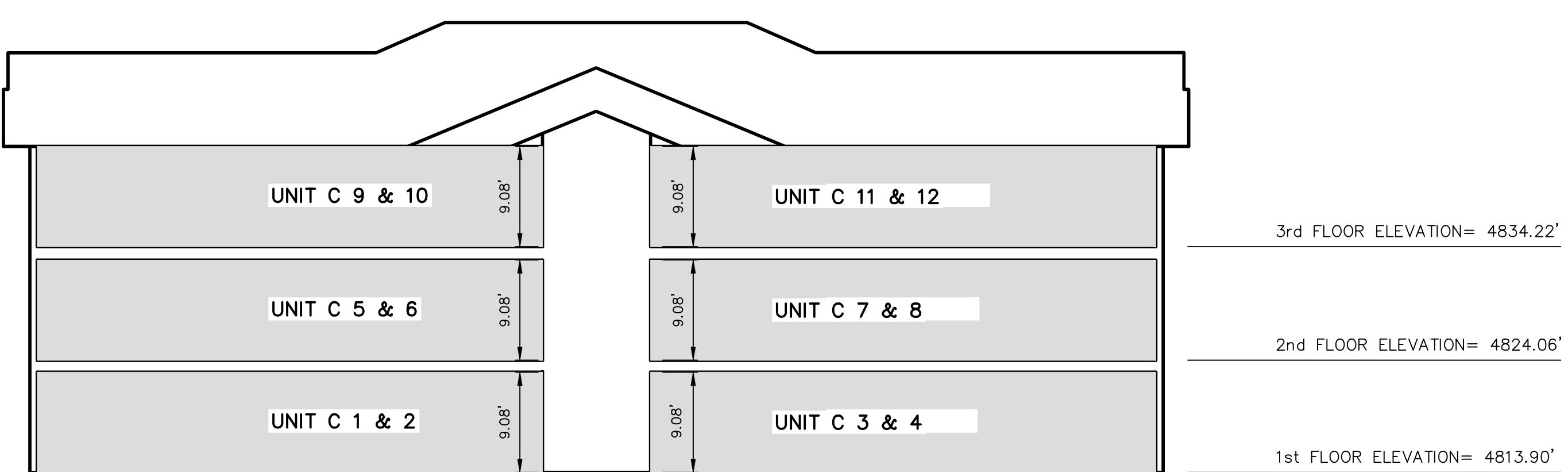
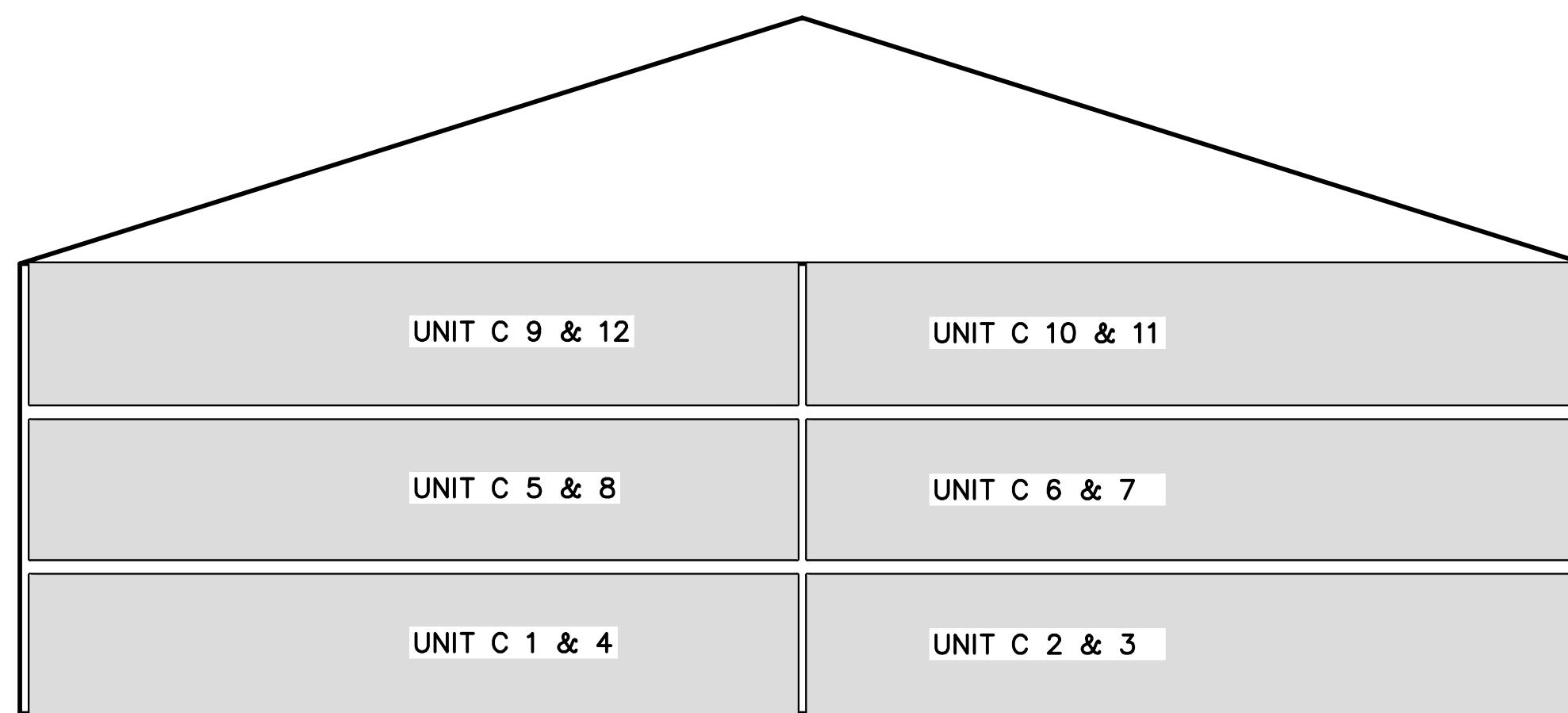
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C149

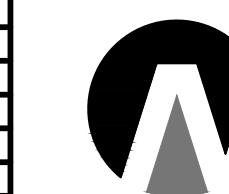
C150



COMMON AREA & P.U.E.
PRIVATE OWNERSHIP

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ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
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	REV. COGO FILE:	DATE:



Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

**THE ORCHARDS @ APPLE
GROVE CONDOMINIUM C**

CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
2 OF 2



VICINITY MAP

NOTES:

- 1) ALUMINUM COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
- 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURE USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURE USES AND ACTIVITIES.
- 3) NBCI - NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT.
- 4) ALL LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- 5) ANY PARKING OR BUILD. LIGHTING MUST BE DIRECTED DOWN AS TO LIMIT LIGHT SPILLING ONTO ADJACENT PROPERTY.
- 6) THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURE USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURE USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

DOMINION ENERGY UTAH - NOTE:

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions concerning oil and gas recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms or conditions in the plat, including those set forth in the Owners Dedication or the Notes, and do not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 8010-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20 _____.
By: _____

Title: _____

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- EXISTING DEED LINE
- COMMON AREA WITH CROSS ACCESS AND PARKING EASEMENT
- COMMON AREA & P.U.E.
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- STORM DRAINAGE EASEMENT

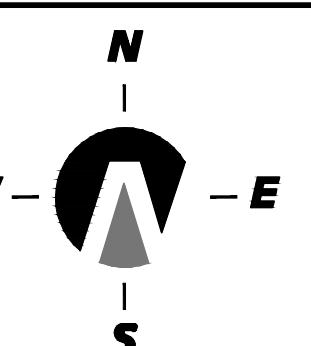
ROCKY MOUNTAIN POWER ACCEPTANCE
APPROVED THIS ____ day of ____ A.D. 20 ___, BY THE ROCKY MOUNTAIN POWER COMPANY.
BY _____ TITLE: _____

CENTRACOM ACCEPTANCE
APPROVED THIS ____ day of ____ A.D. 20 ___, BY THE CENTRACOM COMPANY.
BY _____ TITLE: _____

CENTURY LINK ACCEPTANCE
APPROVED THIS ____ day of ____ A.D. 20 ___, BY THE CENTURY LINK COMPANY.
BY _____ TITLE: _____

THE ORCHARDS @ APPLE GROVE CONDOMINIUM C

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSE ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFY THAT THE PLAT ACCORDING TO THE FOLLOWING STATEMENT IS A TRUE AND ACCURATE DESCRIPTION OF THE LAND SHOWN UPON THIS MAP WHICH WILL BE CONSTRUCTED AS "THE ORCHARDS @ APPLE GROVE CONDOMINIUM PLAT C" AN EXPANDABLE CONDOMINIUM PROJECT; THAT THE CONDOMINIUM PLAT FOR SAID CONDOMINIUM PROJECT, IS ACCURATE, THAT SAID CONDOMINIUM PLAT COMPRISSES OF TWO (2) PAGES, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT,

DATE: _____

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A BRASS CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE N.89°32'33"E, ALONG THE 1/4 SECTION LINE A DISTANCE OF 727.13 FEET; THENCE NORTH A DISTANCE OF 1405.25 FEET TO THE REAL POINT OF BEGINNING THENCE SOUTH A DISTANCE OF 88.31 FEET; THENCE WEST A DISTANCE OF 22.82 FEET; THENCE SOUTH A DISTANCE OF 46.50 FEET; THENCE EAST A DISTANCE OF 9.00 FEET; THENCE SOUTH A DISTANCE OF 20.00 FEET; THENCE WEST A DISTANCE OF 126.00 FEET; THENCE NORTH A DISTANCE OF 20.00 FEET; THENCE WEST A DISTANCE OF 121.00 FEET; THENCE SOUTH A DISTANCE OF 40.00 FEET; THENCE WEST A DISTANCE OF 40.50 FEET; THENCE SOUTH A DISTANCE OF 149.56 FEET; THENCE WEST A DISTANCE OF 140.59 FEET; THENCE NORTH A DISTANCE OF 204.15 FEET; THENCE N.71°28'23"E, A DISTANCE OF 145.85 FEET; TO A POINT OF CURVATURE OF A 150.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 19.24 FEET HAVING A CENTRAL ANGLE OF 7°21'03" AND A CHORD THAT BEARS N.11°13'03"W, A DISTANCE OF 19.23 FEET; THENCE N.14°53'35"E, A DISTANCE OF 81.53 FEET; THENCE N.75°06'25"E, A DISTANCE OF 28.00 FEET; THENCE S.14°53'35"E, A DISTANCE OF 81.53 FEET TO A POINT OF CURVATURE OF A 177.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 21.67 FEET HAVING A CENTRAL ANGLE OF 7°00'49" AND A CHORD THAT BEARS S.11°23'10"E, A DISTANCE OF 21.65 FEET; THENCE N.71°28'23"E, A DISTANCE OF 41.50 FEET; THENCE N.14°53'35"E, A DISTANCE OF 5.07 FEET; THENCE N.73°18'57"E, A DISTANCE OF 163.38 FEET; THENCE EAST A DISTANCE OF 82.56 FEET; TO THE REAL POINT OF BEGINNING

CONTAINING 71,044 sq.ft. or 1.63 ACRES MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SANTAQUIN CITY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____. A.D. 20 _____.
BY: _____

JOHN CALDWELL, OWNER REVERE HOMES, LLC

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THIS ____ day of _____, IN THE YEAR 20_____, BEFORE ME, _____, PERSONALLY APPEARED JOHN CALDWELL, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A OWNER [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF REVERE HOMES, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC: _____

NOTARY FULL NAME: _____ A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF SANTAQUIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ day of ____ A.D. 20 _____.
APPROVED BY: _____

APPROVED: _____ ATTEST: _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

1 OF 2

THE ORCHARDS @ APPLE GROVE CONDOMINIUM C

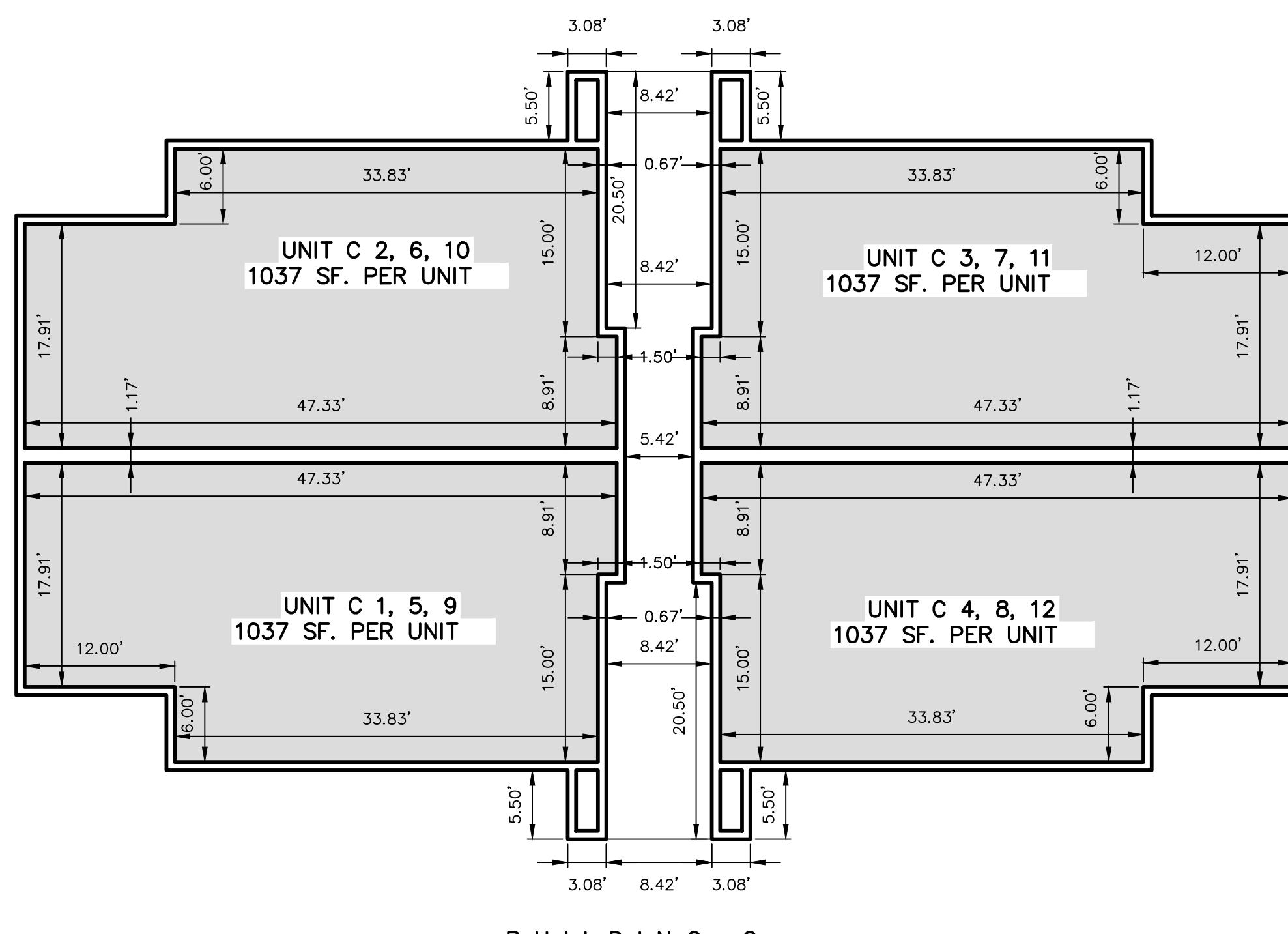
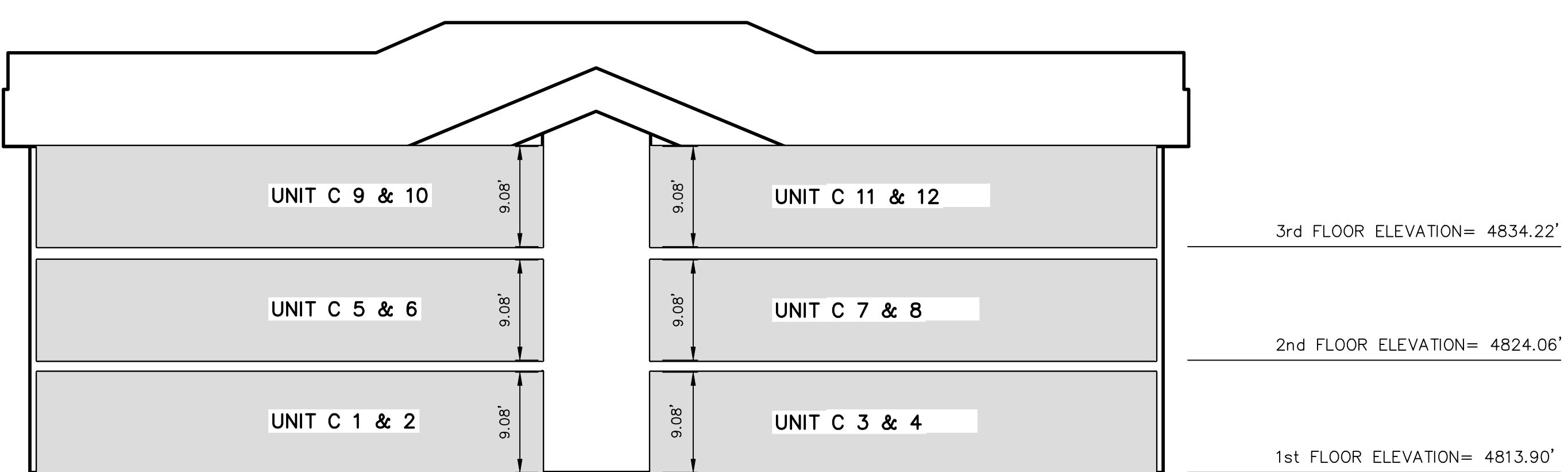
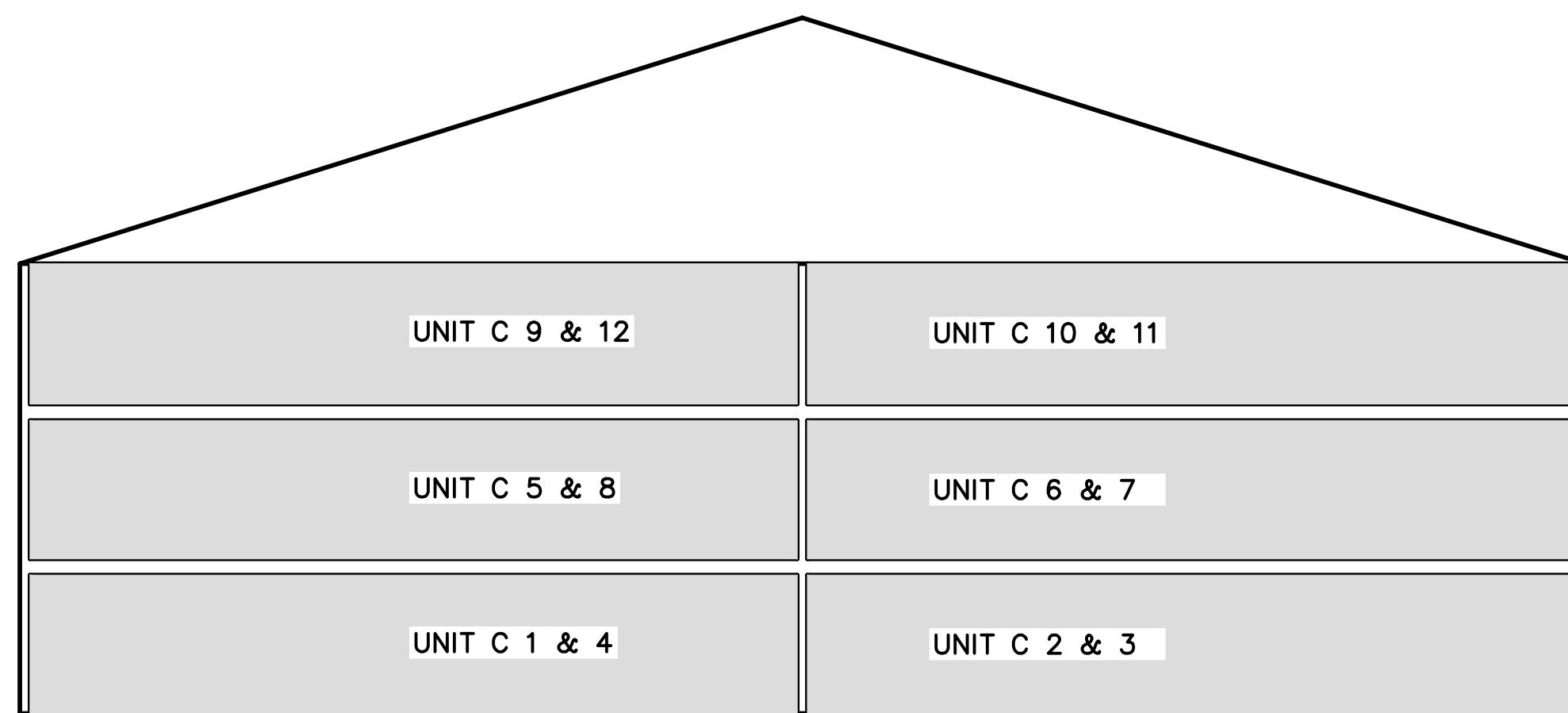
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SANTAQUIN UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL	UTAH COUNTY RECORDER SEAL
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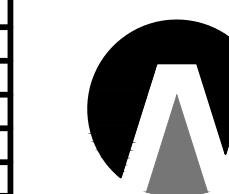




COMMON AREA & P.U.E.
PRIVATE OWNERSHIP

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE
	REV. COGO FILE:	DATE:



Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

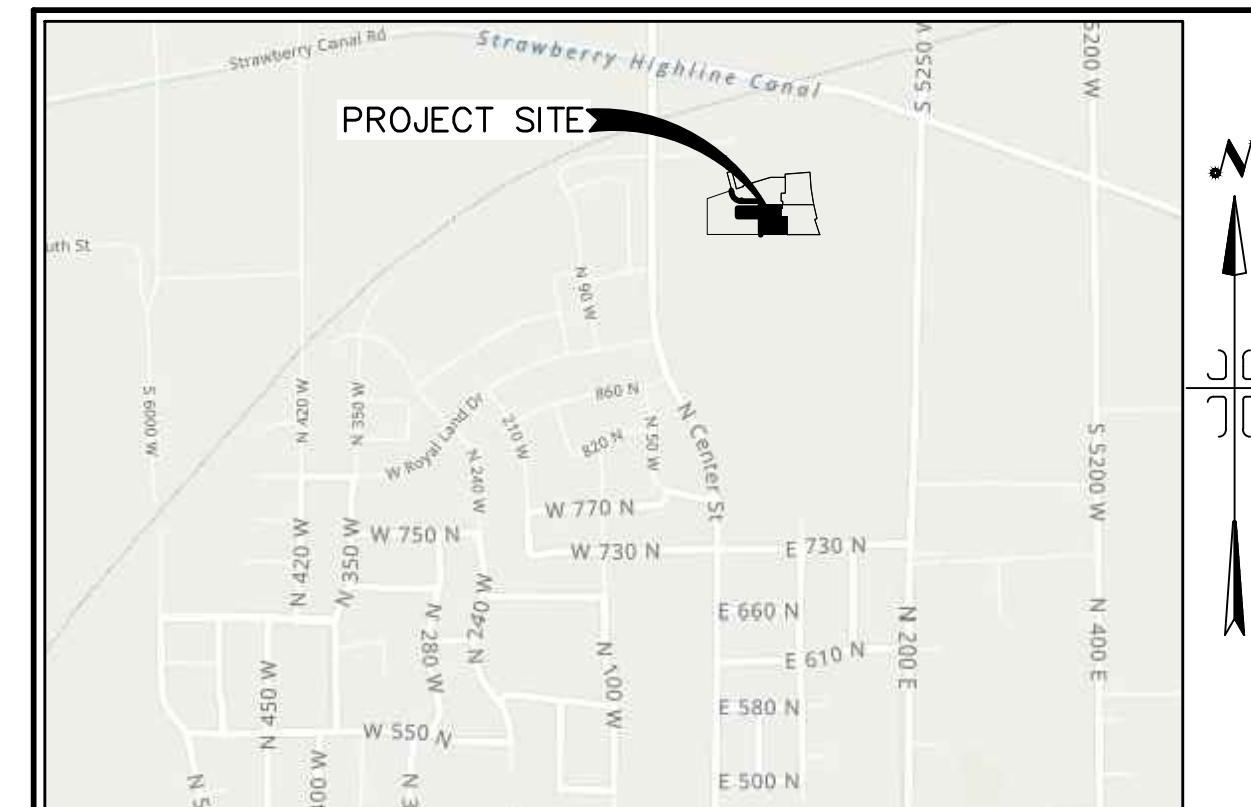
**THE ORCHARDS @ APPLE
GROVE CONDOMINIUM C**

CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
2 OF 2



VICINITY MAP

-NTS-

NOTES:

- 1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
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DOMINION ENERGY UTAH - NOTE:

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements granted in the existing underground gas line. Nothing herein shall be construed to warrant or verify the present location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights-of-way or easements previously in law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners' Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 8010-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20 ____

By: _____

Title: _____

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- EXISTING DEED LINE
- COMMON AREA WITH CROSS ACCESS AND PARKING EASEMENT
- COMMON AREA & P.U.E.
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA

ROCKY MOUNTAIN POWER ACCEPTANCE
APPROVED THIS ____ DAY OF ____ A.D. 20 ____ BY THE ROCKY MOUNTAIN POWER COMPANY.

BY _____ TITLE: _____

CENTRACOM ACCEPTANCE
APPROVED THIS ____ DAY OF ____ A.D. 20 ___, BY THE CENTRACOM COMPANY.

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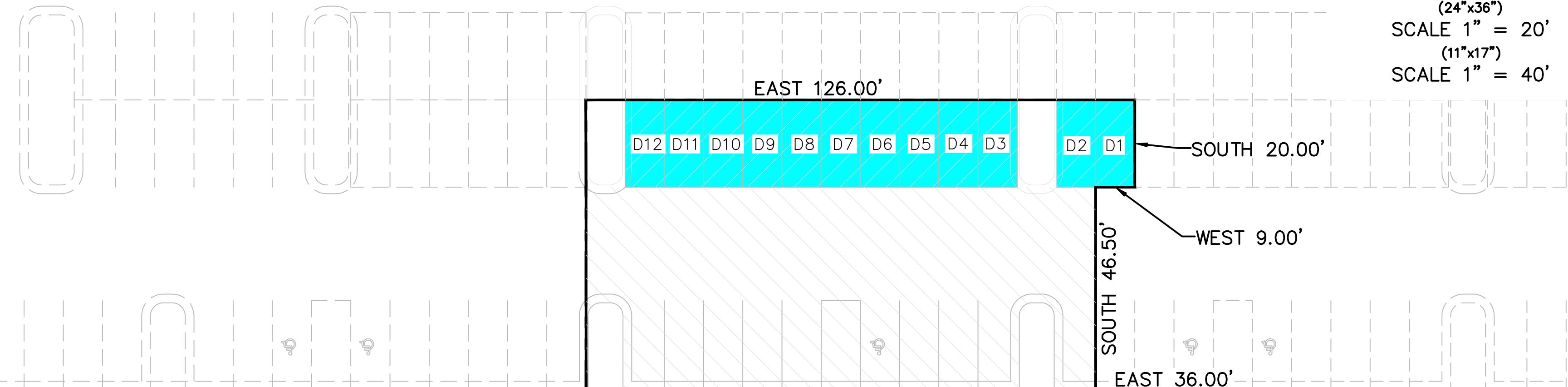
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BY _____ TITLE: _____

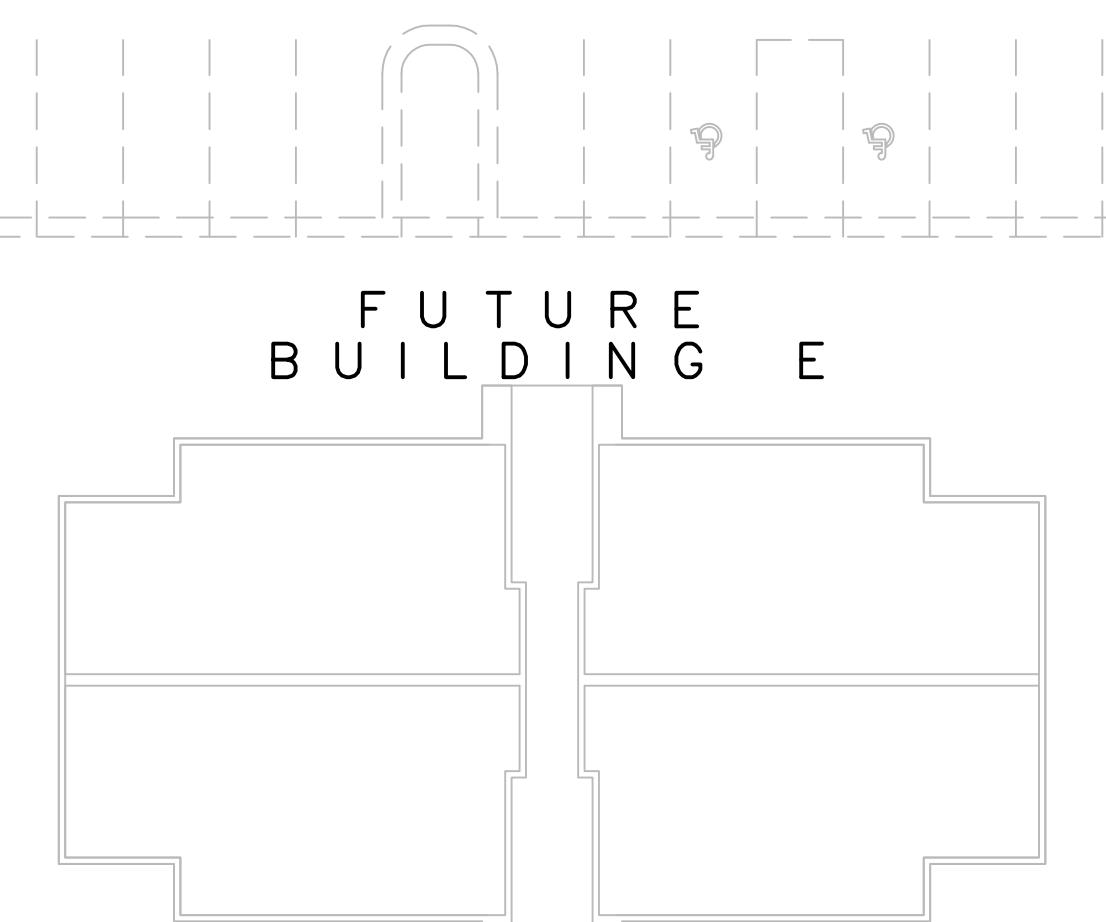
THE ORCHARDS @ APPLE GROVE CONDOMINIUM D

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

BUILDING C

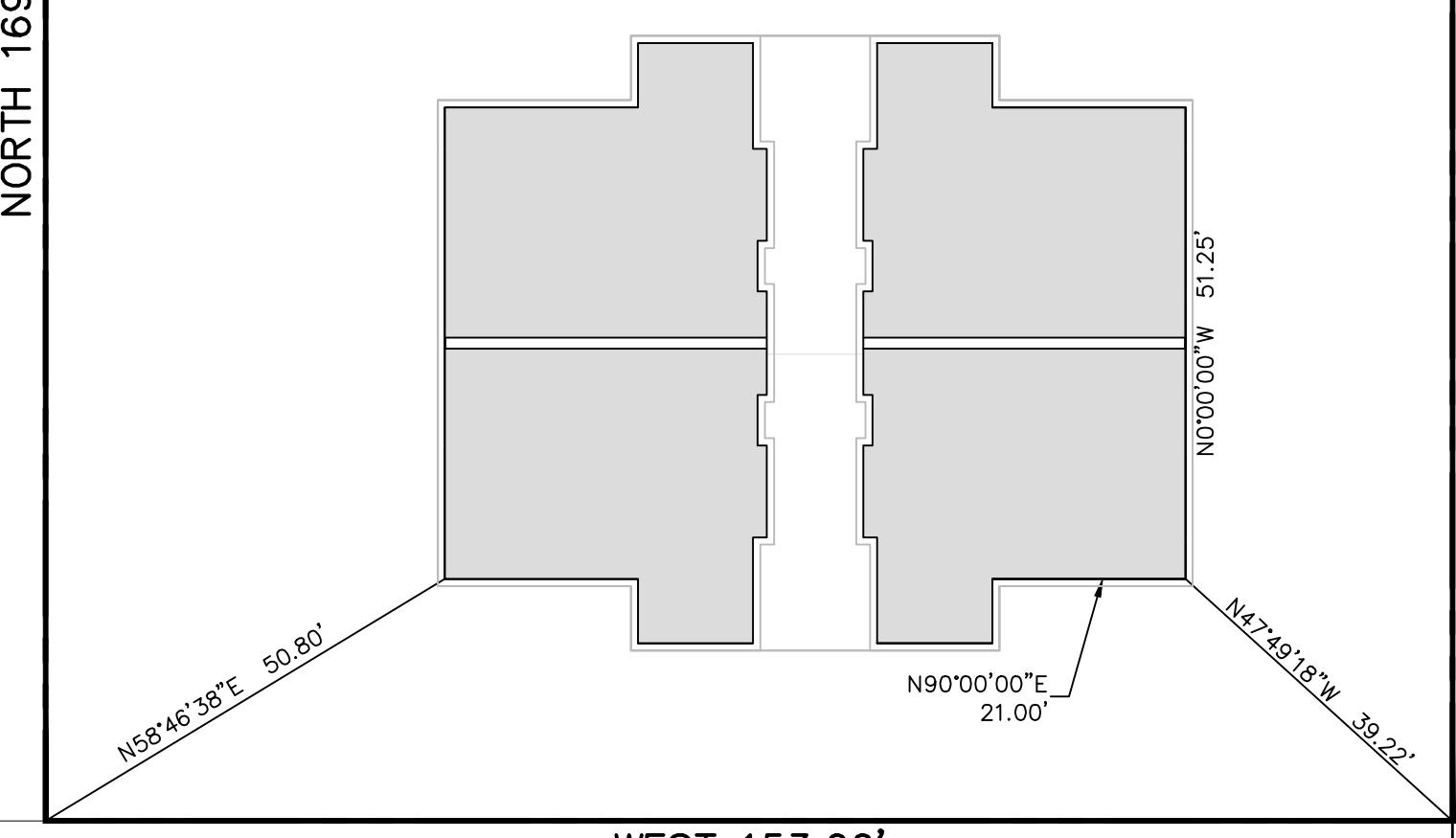


FUTURE BUILDING E

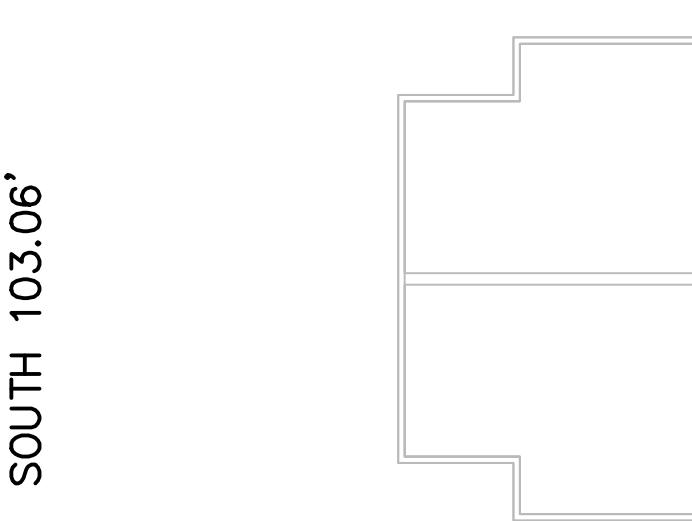


NORTH 169.56'

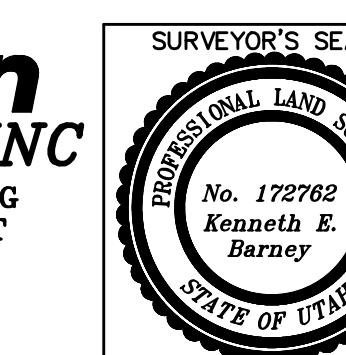
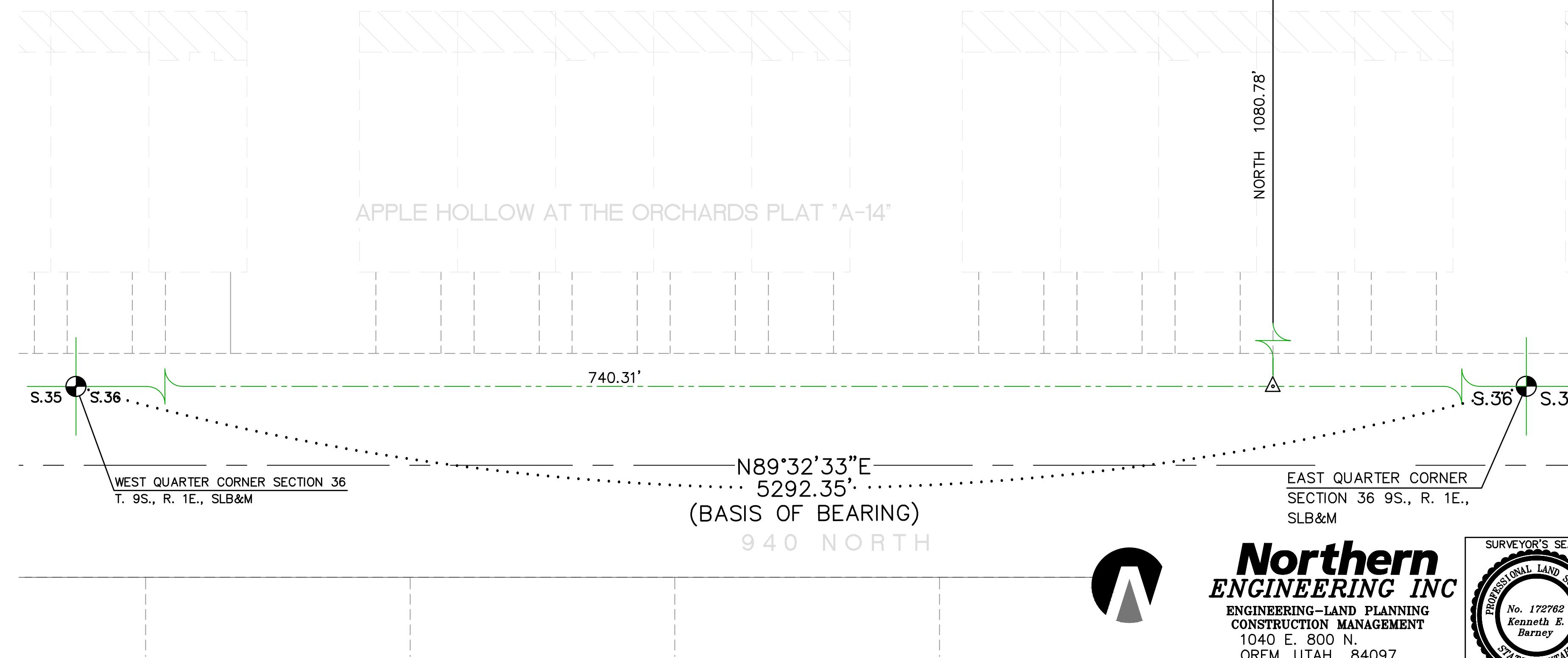
BUILDING D



BUILDING B



APPLE HOLLOW AT THE ORCHARDS PLAT "A-14"



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SURVEYOR'S CERTIFICATE

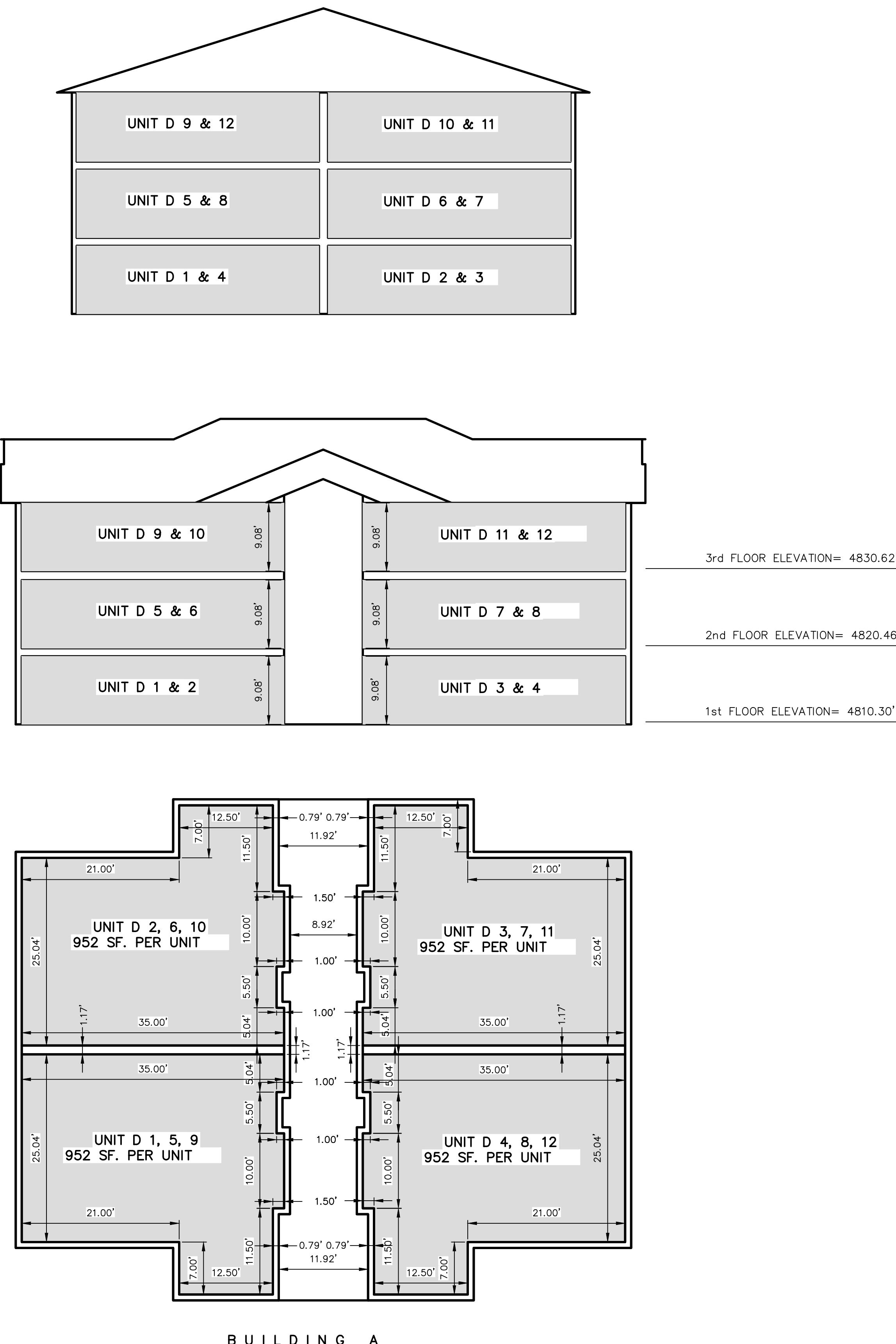
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DATE

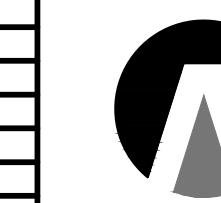
KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH. MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A BRASS CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE N.89°32'33"E, ALONG THE 1/4 SECTION LINE A DISTANCE OF 740.31 FEET; THENCE NORTH A DISTANCE OF 1080.78 FEET TO THE REAL POINT OF BEGINNING; THENCE WEST A DISTANCE OF 153.00 FEET; THENCE NORTH A DISTANCE OF 169.56 FEET; THENCE EAST A DISTANCE OF 126.00 FEET; THENCE SOUTH A DISTANCE OF 46.50 FEET; THENCE WEST A DISTANCE OF 9.00 FEET; THENCE SOUTH A DISTANCE OF 103.06 FEET; THENCE EAST A DISTANCE OF 36.00 FEET; THENCE SOUTH A DISTANCE OF 20.00 FEET; THENCE WEST A DISTANCE OF 9.00 FEET; THENCE SOUTH A DISTANCE OF 36.00 FEET; THENCE EAST A DISTANCE OF 126.00 FEET; THENCE SOUTH A DISTANCE OF 46.50 FEET; THENCE WEST A DISTANCE OF 9.00 FEET; THENCE SOUTH A DISTANCE OF 103.06 FEET; THENCE EAST A DISTANCE OF 36.00 FEET; THENCE SOUTH A DISTANCE OF 20.00 FEET; THENCE WEST A DISTANCE OF 9.00 FEET; THENCE SOUTH A DISTANCE OF 36.00 FEET; THENCE EAST A DISTANCE OF 126.00 FEET; THENCE SOUTH A DISTANCE OF 46.50 FEET; 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	REV. COGO FILE:	DATE:



Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

**THE ORCHARDS @ APPLE
GROVE CONDOMINIUM D**

CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
2 OF 2



VICINITY MAP

-NTS-

NOTES:

- ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSED WITH THE ACCORDINGLY OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- NBCBU – NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT.
- ALL LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- ANY PARKING OR BUILD LIGHTING MUST BE DIRECTED DOWN AS TO LIMIT LIGHT SPILLING ONTO ADJACENT PROPERTY.
- THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE CONDUCTED AND PART OF THE IDENTITIES OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

DOMINION ENERGY UTAH – NOTE:

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah's recorded right-of-way documents in order to serve the development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 8010-368-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

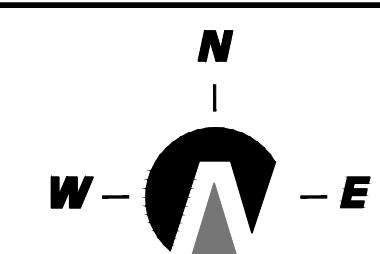
Approved this _____ day of _____, 20 _____.
By: _____
Title: _____

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- EXISTING DEED LINE
- COMMON AREA WITH CROSS ACCESS AND PARKING EASEMENT
- COMMON AREA & P.U.E.
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- STORM DRAINAGE EASEMENT

THE ORCHARDS @ APPLE GROVE CONDOMINIUM E

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSURE ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFY THAT THE PLAT ACCORDING TO THE BEST OF MY KNOWLEDGE AND ABILITY, IS A CORRECT AND ACCURATE DESCRIPTION OF THE LAND LOCATED IN THE STATE OF UTAH. STATE CODE I FURTHER CERTIFY THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SHOWN UPON THIS MAP WHICH WILL BE CONSTRUCTED AS "THE ORCHARDS @ APPLE GROVE CONDOMINIUM PLAT E" AN EXPANDABLE CONDOMINIUM PROJECT; THAT THE CONDOMINIUM PLAT FOR SAID CONDOMINIUM PROJECT, IS ACCURATE, THAT SAID CONDOMINIUM PLAT COMPRISSES OF TWO (2) PAGES, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT,

DATE _____

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A BRASS CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE N.89°32'33"E, ALONG THE 1/4 SECTION LINE A DISTANCE OF 587.31 FEET; THENCE NORTH A DISTANCE OF 1082.00 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.89°57'22"W, A DISTANCE OF 161.50 FEET; THENCE NORTH A DISTANCE OF 149.56 FEET; THENCE EAST A DISTANCE OF 40.50 FEET; THENCE NORTH A DISTANCE OF 40.00 FEET; THENCE EAST A DISTANCE OF 121.00 FEET; THENCE SOUTH A DISTANCE OF 189.56 FEET TO THE REAL POINT OF BEGINNING;

CONTAINING 28,994 sq.ft. OR 0.67 ACRES MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HERON TO SANTAQUIN CITY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____ A.D. 20_____.
BY: _____ BY: _____

JOHN CALDWELL, OWNER REVERE HOMES, LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, BEFORE ME, _____, PERSONALLY APPEARED JOHN CALDWELL, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____ OWNER WITH MANAGEMENT AUTHORITY [MANAGER] OF REVERE HOMES, _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____.

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF SANTAQUIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20_____.
APPROVED BY _____

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____ A.D. 20_____, BY THE ROCKY MOUNTAIN POWER COMPANY.
BY _____ TITLE _____

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____ A.D. 20_____, BY THE CENTRACOM COMPANY.
BY _____ TITLE _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____ A.D. 20_____, BY THE CENTURY LINK COMPANY.
BY _____ TITLE _____

1 OF 2

THE ORCHARDS @ APPLE GROVE CONDOMINIUM E

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SANTAQUIN UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

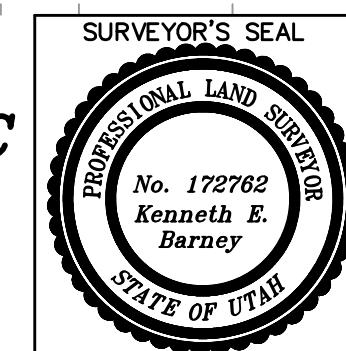
SURVEYOR'S SEAL

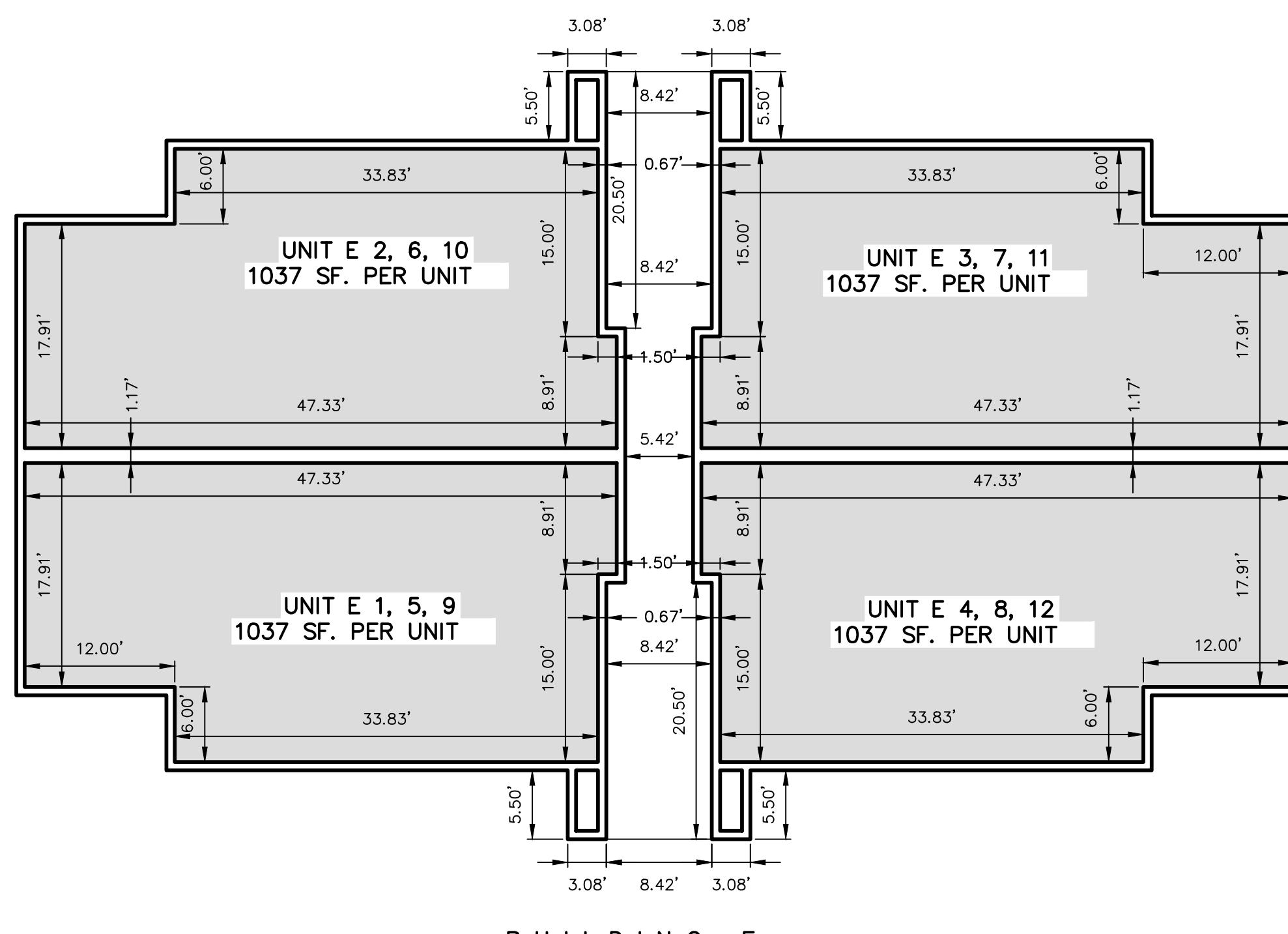
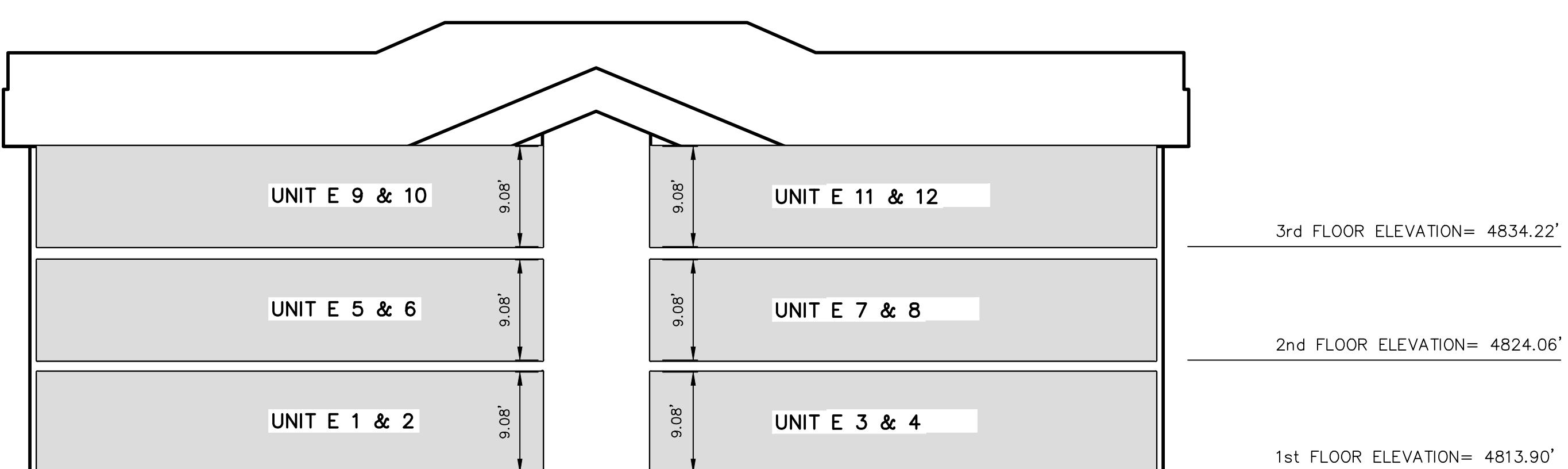
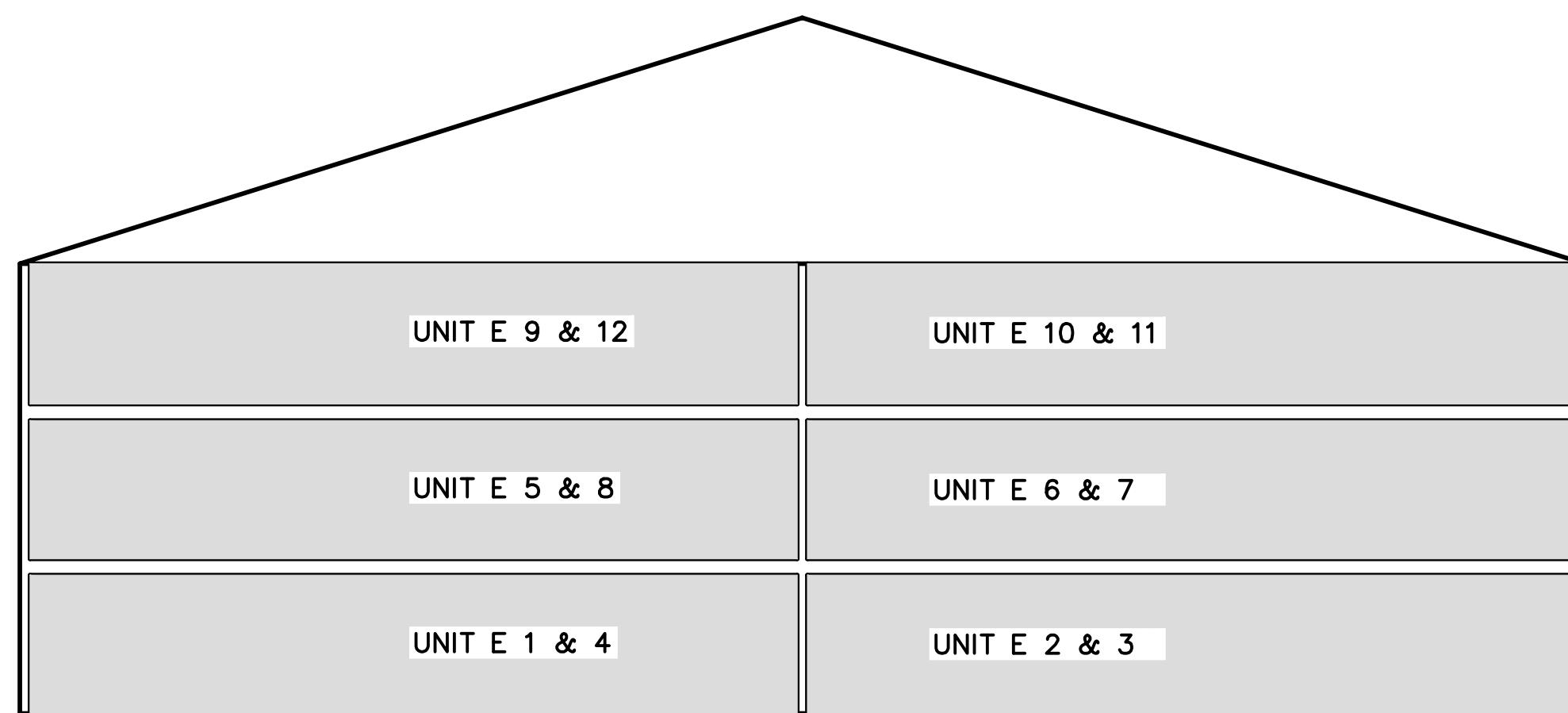
NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER SEAL

940 NORTH
Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

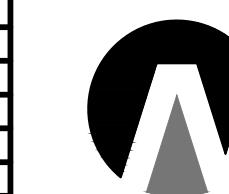




COMMON AREA & P.U.E.
PRIVATE OWNERSHIP

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE
	REV. COGO FILE:	DATE:



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ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

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OREM, UTAH 84097
(801) 802-8992

**THE ORCHARDS @ APPLE
GROVE CONDOMINIUM E**

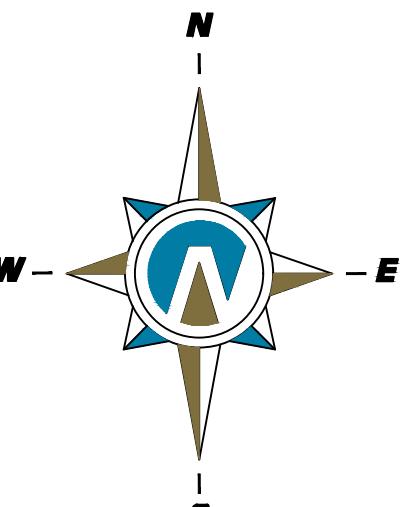
CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
2 OF 2

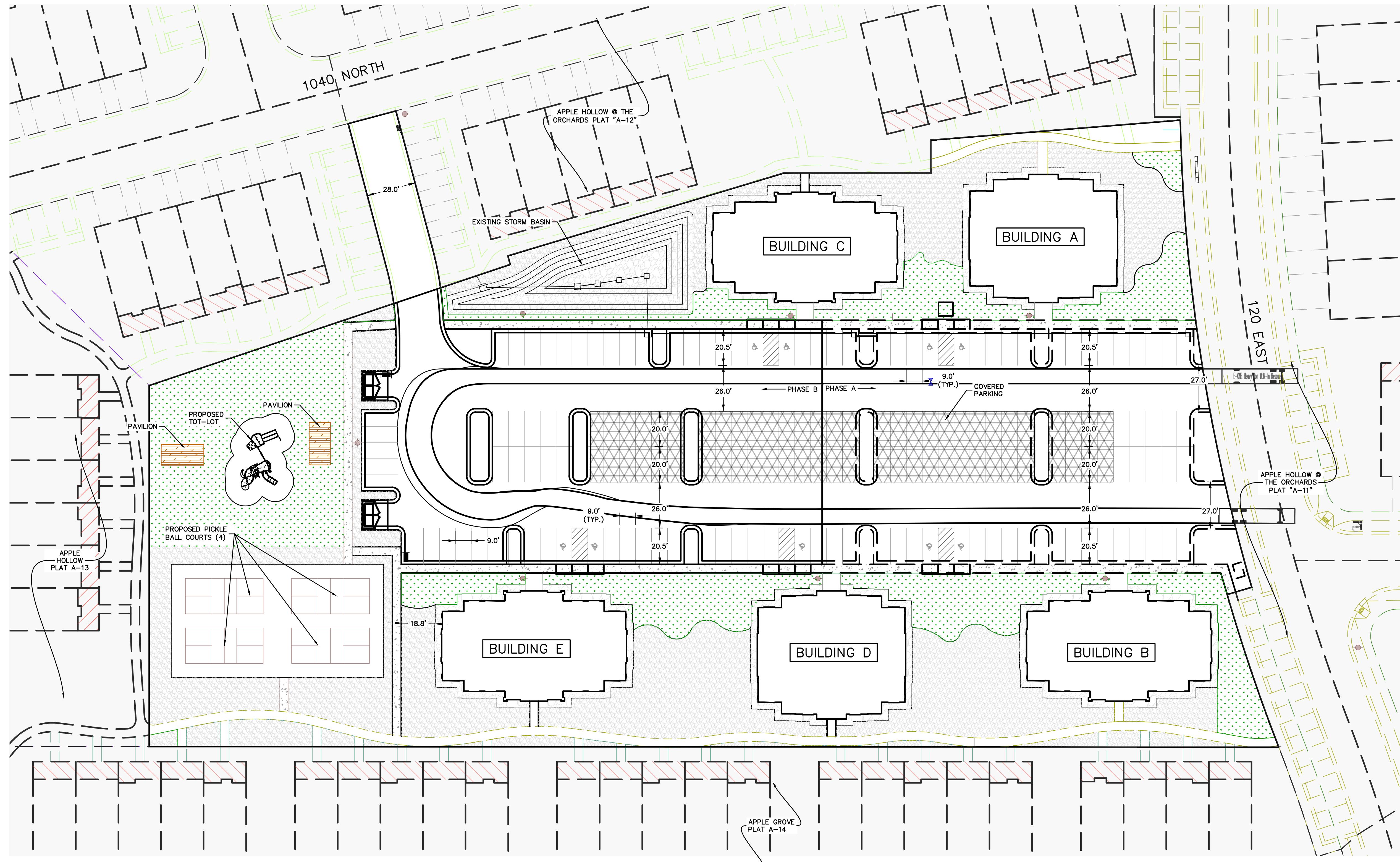
THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E
SANTAQUIN, UTAH
APRIL, 2025



(24" x 36")
SCALE 1" = 30'
(11" x 17")
SCALE 1" = 60'



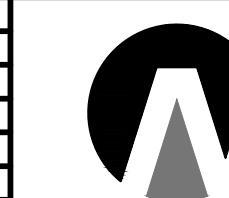
NOTES:
LANDSCAPE/AMENITIES PHASING PLAN FOR
EACH BUILDING PHASE.



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1	COGO FILE:	DATE:
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REVISIONS	BY	DATE

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ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

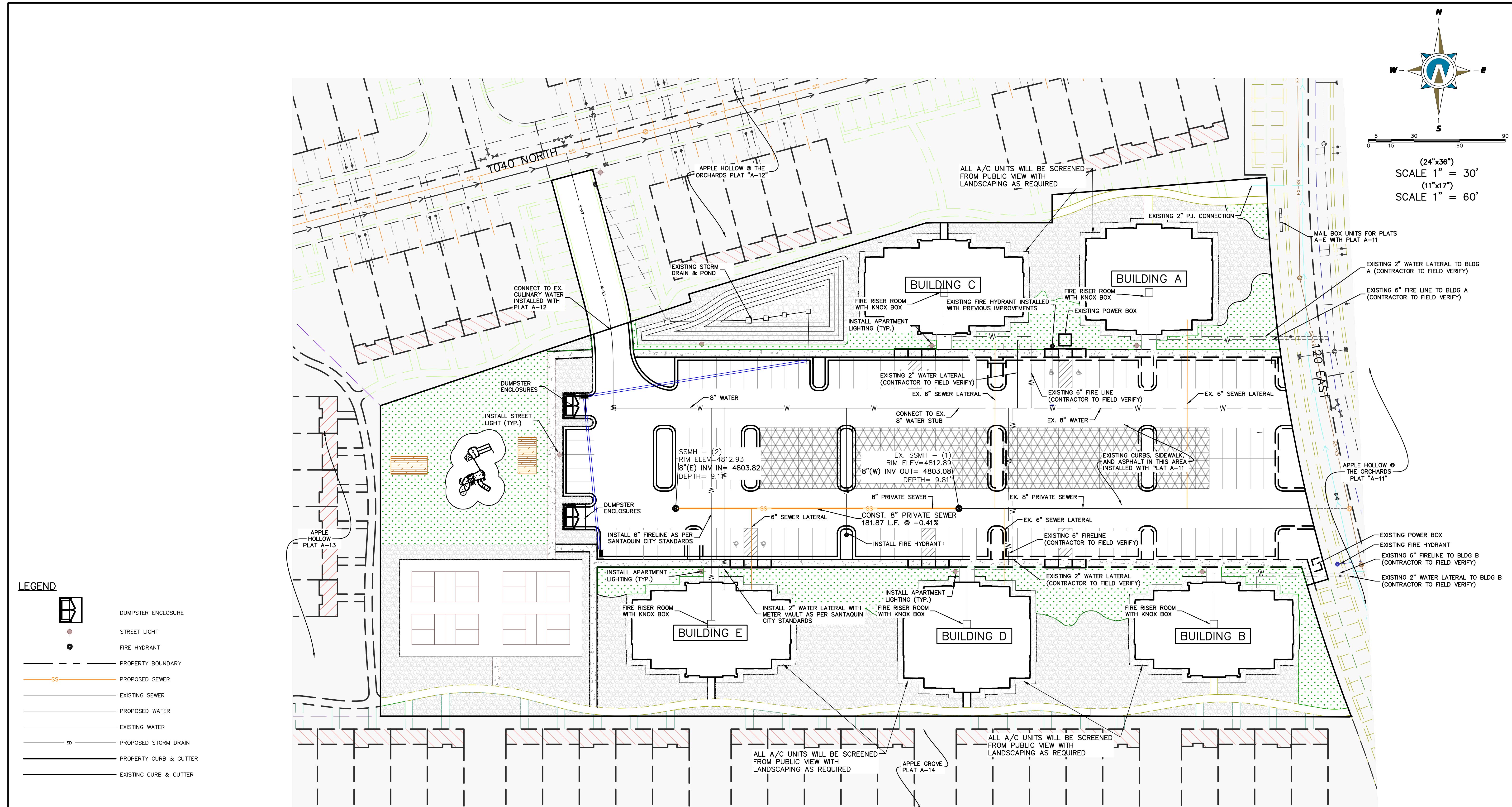
THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E

PRELIMINARY SITE PLAN

JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
SP-01



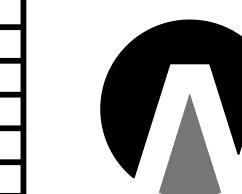
NOTES TO CONTRACTOR:

- 1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, AND SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
FOR ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

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NO.	REVISIONS	BY DATE
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Northern ENGINEERING INC.

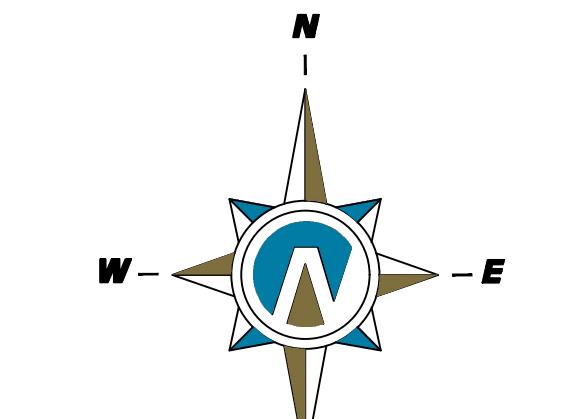
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E

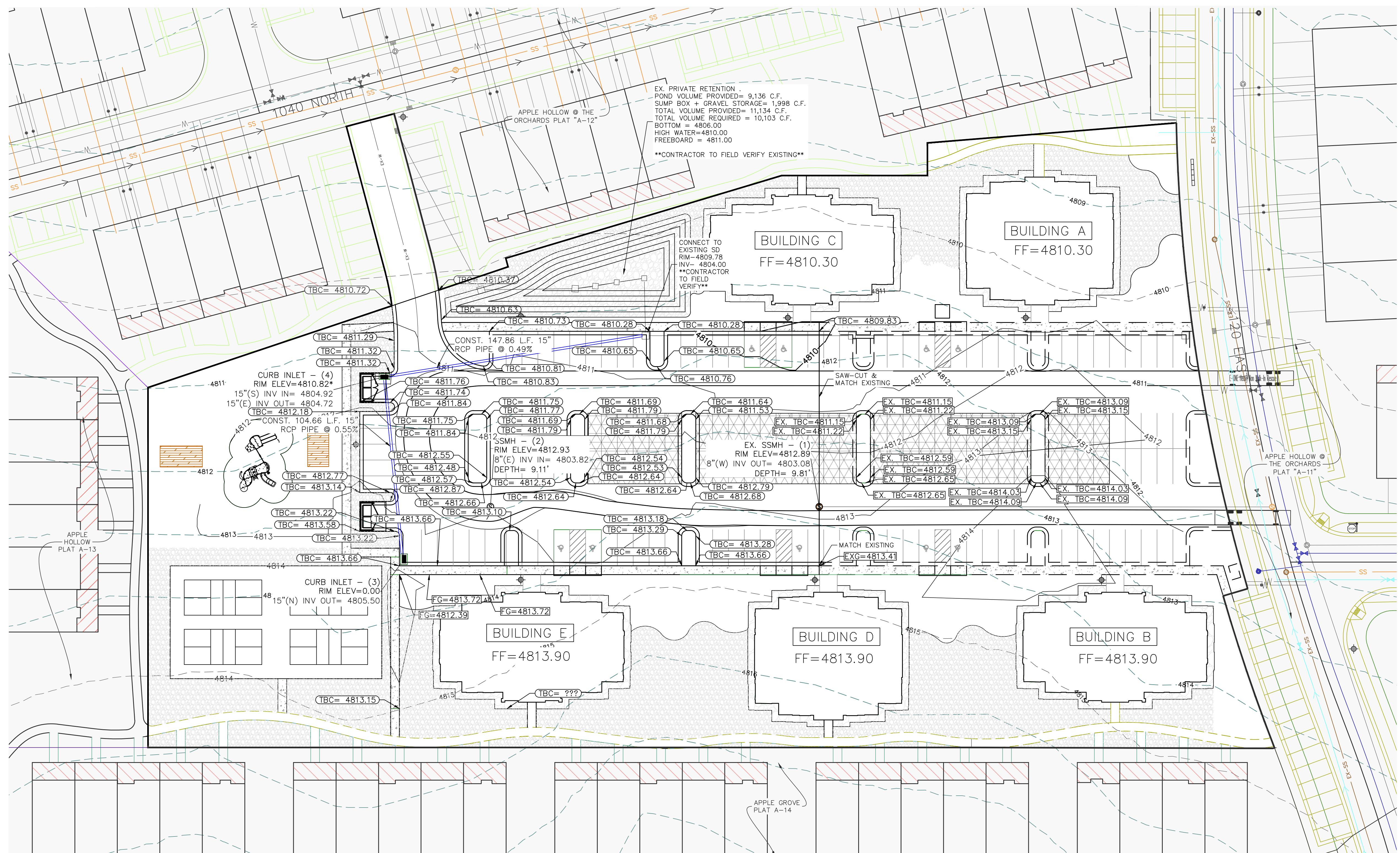
PRELIMINARY SITE UTILITY PLAN

JOB NO.
3-20-031

SHEET NO.
UT-01



(24" x 36")
SCALE 1" = 30'
(11" x 17")
SCALE 1" = 60'

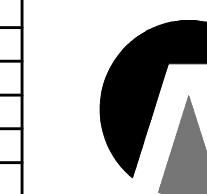


LEGEND:

NOTES:
1) 2% MAX GRADE FOR ALL ADA PARKING SPACES AND ACCESS AISLE.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
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2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE
	REV. COGO FILE:	DATE:



Northern
ENGINEERING INC
ENGINEERING - LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

**THE ORCHARDS @ APPLE
GROVE CONDOMINIUM A-E**

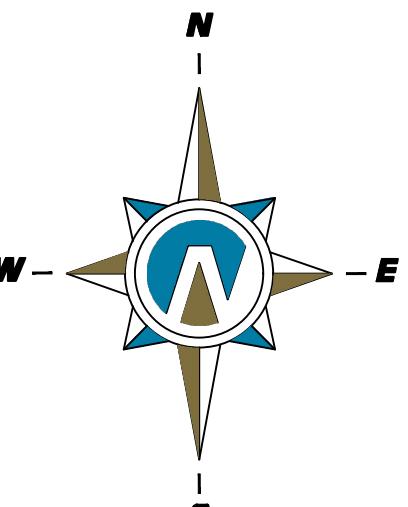
PRELIMINARY SITE GRADING AND
DRAINAGE PLAN

JOB NO.
3-20-031

SANTAQUIN, UTAH

SHEET NO.
GR-01

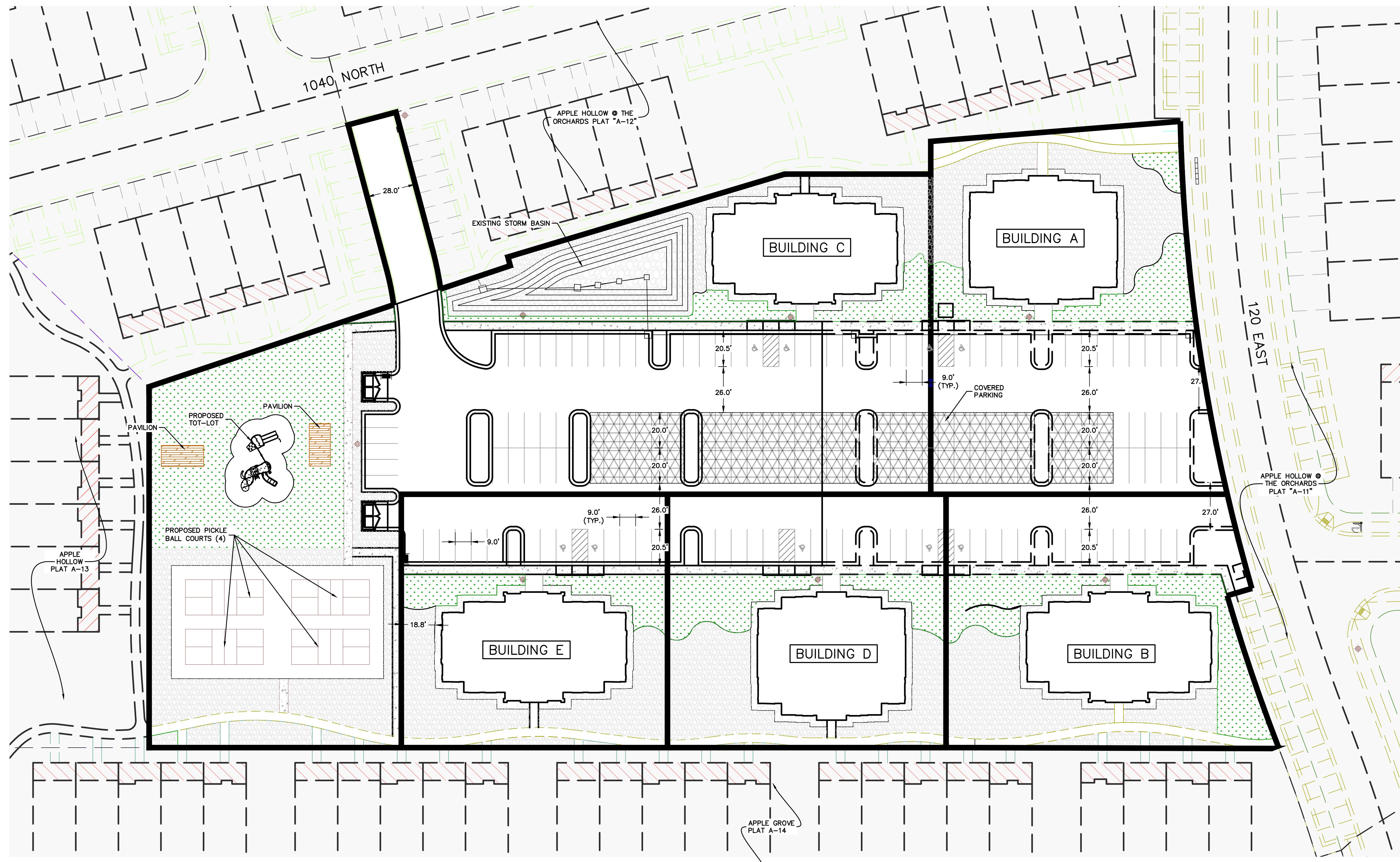
THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E
SANTAQUIN, UTAH
APRIL, 2025



(24" x 36")
SCALE 1" = 30'
(11" x 17")
SCALE 1" = 60'

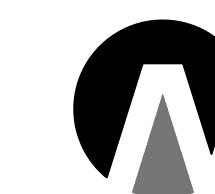


NOTES:
LANDSCAPE/AMENITIES PHASING PLAN FOR
EACH BUILDING PHASE.



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
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3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REV. COGO FILE:	DATE:
REVISIONS	BY	DATE



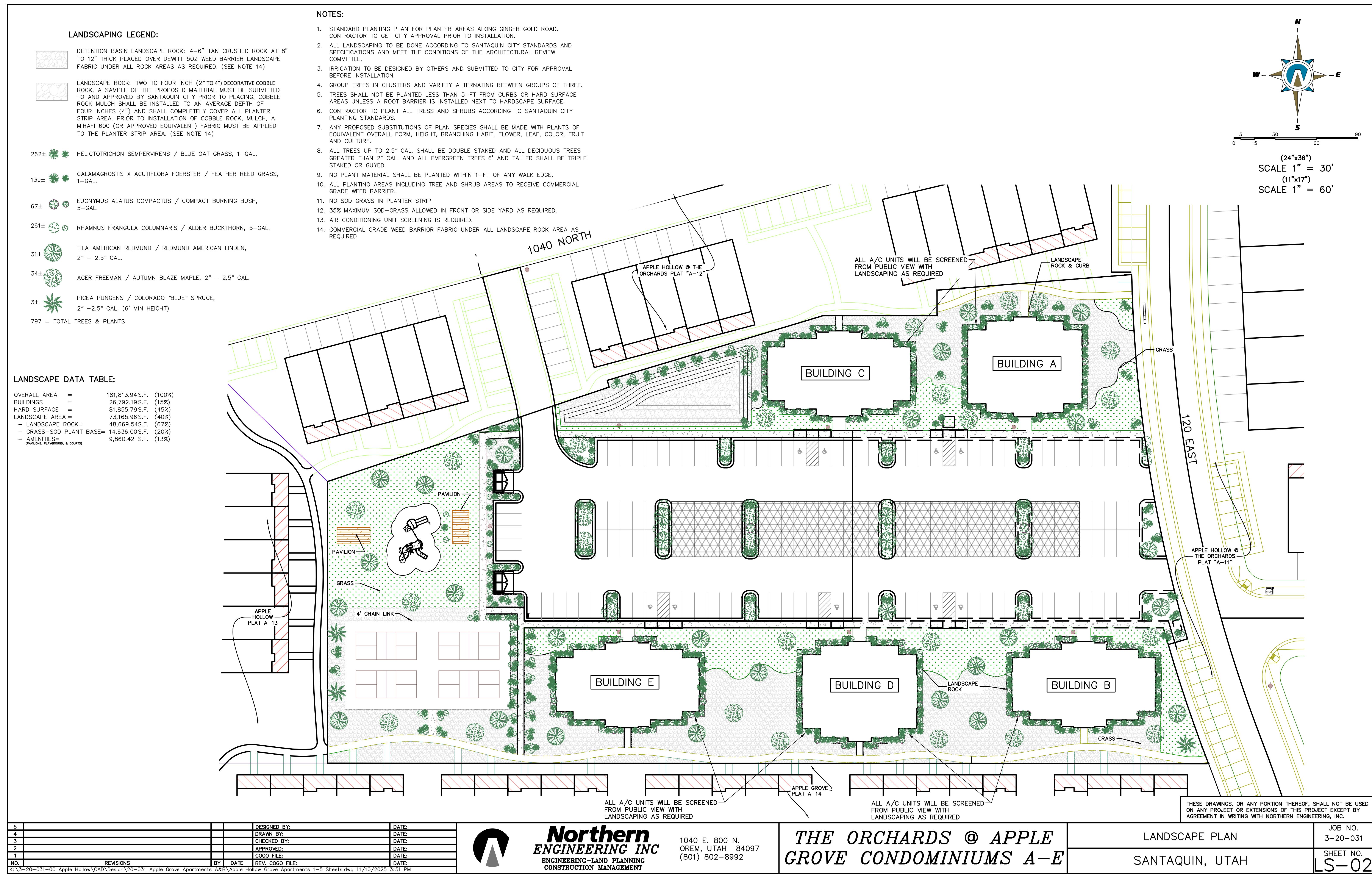
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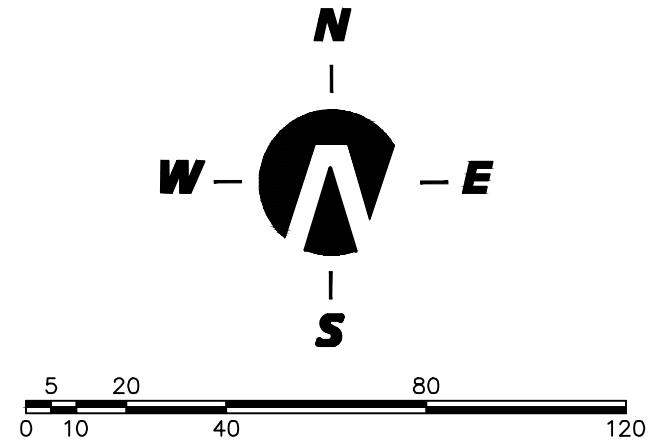
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THE ORCHARDS @ APPLE
GROVE CONDOMINIUMS A-E

LANDSCAPE/AMENITIES PHASING PLAN
SANTAQUIN, UTAH

JOB NO.
3-20-031
SHEET NO.
LS-01



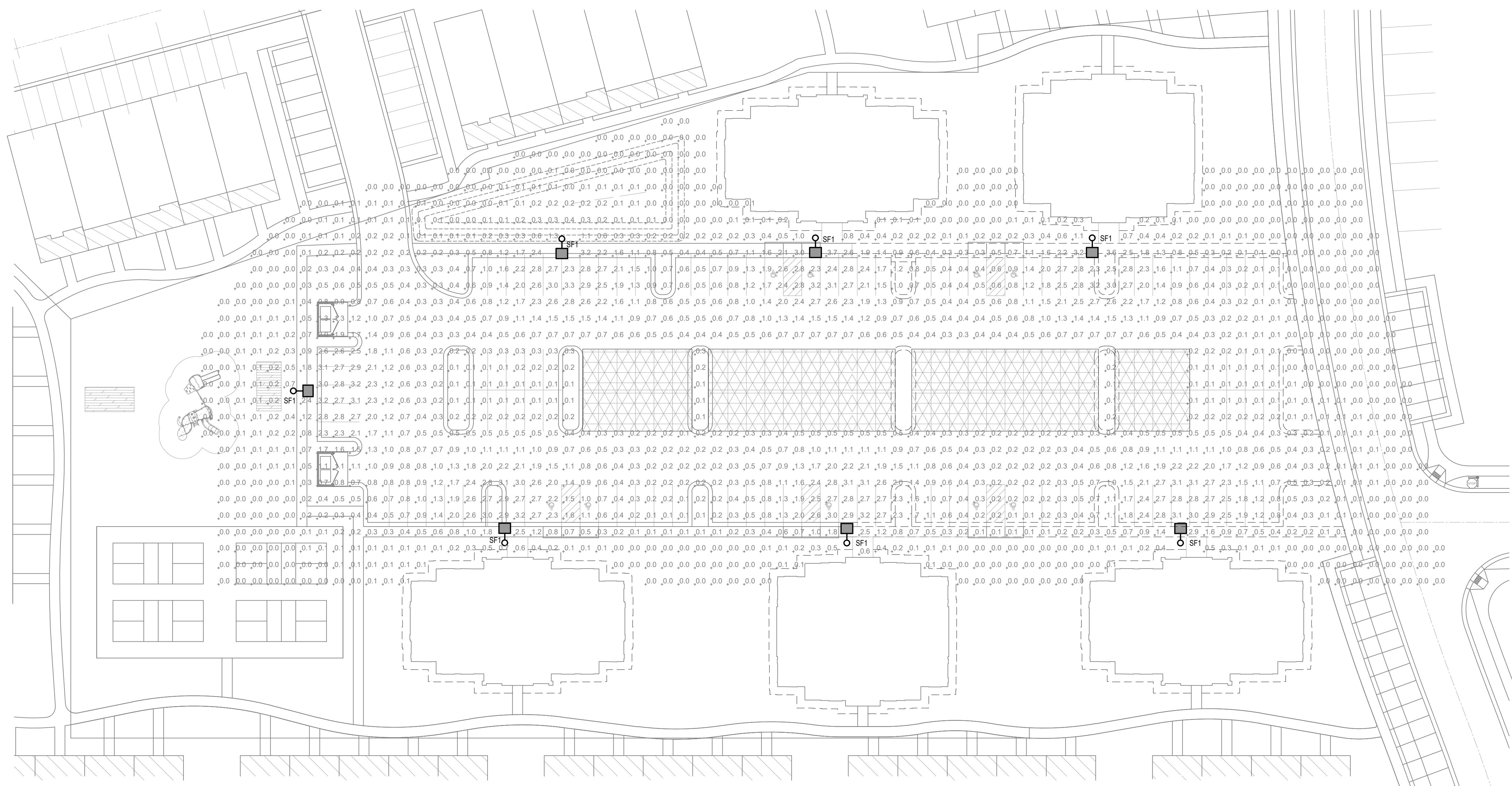


(24" x 36")

SCALE 1" = 30'

(11" x 17")

SCALE 1" = 60'



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

SITE LIGHTING FIXTURE SCHEDULE

FIXT	#	FIXTURE		LAMPS	POLE	CATALOG #	-						
		MANUFACTURER	CATALOG #										
SF1		LUMARK	PRV-P-PA1C-740-U-T3-SA-XX	MULTI	1	72	POLE	LED	9.364 LU 4000K	18'	18' POLE W/ 6" BASE ABOVE GRADE		

5			DESIGNED BY:	DMW
4			DRAWN BY:	DMW
3			CHECKED BY:	DJG
2			APPROVED:	-
1			DATE:	10-07-2025
NO.			REVISIONS	BY DATE

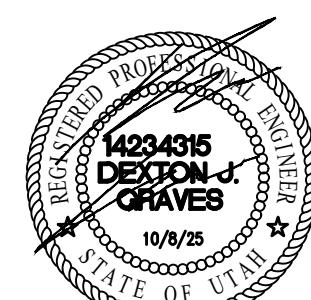


ELECTRICAL - MECHANICAL
1837 S. EAST BAY BLVD.
PROVO, UTAH 84606
PHONE: 801.375.2228
FAX: 801.375.2676

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THE ORCHARDS @ APPLE GROVE CONDOMINIUMS A-E

SITE LIGHTING PHOTOMETRIC PLAN
SANTAQUIN, UTAH
SHEET NO. E101

JOB NO.
J25219.00SHEET NO.
E101

Project		Catalog #		Type
Prepared by		Notes		Date

Lumark Prevail Discrete LED

Area / Site Luminaire

Product Features

Product Certifications

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 8

Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

Prevail Petite

Prevail XL

Prevail

Prevail Maxx

NOTES:

1. Visit <https://www.dolightings.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IIDA Certified for 3000K CCT and warmer only.

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PSS000005EN page 1
July 30, 2025 10:55 AM

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Prevail Discrete LED

Ordering Information

SAMPLE NUMBER: PRV-XL-PA4B-740-U-T4W-BZ

Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish											
	Configuration	Drive Current ³																
PRV-P=Prevail Petite BAA-PRV-P=Prevail Petite BAA Buy American Act Compliant ³ TAA-PRV-P=Prevail Petite TAA Trade Agreements Act Compliant ³ BABA-PRV-P=Prevail Petite BABA Build America Buy America Act Compliant ³¹	PA1=1 Panel, 24 LED Rectangle	A=400mA Nominal B=700mA Nominal C=950mA Nominal D=1200mA Nominal	740=70CR, 4000K 730=70CR, 3000K 750=70CR, 5000K 8540=85CR, 4000K	U=Universal, 120-277V H=High Voltage, 347-480V 1=120V 2=208V 3=240V 4=277V 8=480V ⁴ 9=347V DV=DuraVolt, 277-480V ^{5,6}	T2R=Type II Roadway T2U=Type II Urban T3=Type III T4W=Type IV Wide SWQ=Type V Square Wide	SA=QM Standard Versatile Arm MA=QM Mast Arm FMA=Fixed Mast Arm ²⁸ WM=QM Wall Mount Arm ADJA=WM= Adjustable Arm – Wall Mount ²⁴ ADJA=Adjustable Arm – Pole Mount ²⁸ ADJS=Adjustable Arm – Slipfitter, 3" vertical tenon ²⁸ SP2=adjustable Arm – Slipfitter, 2 3/8" vertical tenon ^{24, 28}	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White											
PRV-Prevail BAA-PRV-Prevail BAA Buy American Act Compliant ³ TAA-PRV-Prevail TAA Trade Agreements Act Compliant ³ BABA-PRV-Prevail BABA Build America Buy America Act Compliant ³¹	PA1=1 Panel, 24 LED Rectangle PA2=2 Panels, 48 LED Rectangles	A=700mA Nominal B=950mA Nominal																
PRV-XL-PRV XL BAA-PRV-XL-Prevail XL BAA Buy American Act Compliant ³ TAA-PRV-XL-Prevail XL TAA Trade Agreements Act Compliant ³ BABA-PRV-XL-Prevail XL BABA Build America Buy America Act Compliant ³¹	PA3=3 Panels, 72 LED Rectangles PA4=4 Panels, 96 LED Rectangles	A=750mA Nominal B=950mA Nominal																
PRV-M=Prevail Maxx BAA-PRV-M=Prevail Maxx BAA Buy American Act Compliant ³ TAA-PRV-M=Prevail Maxx TAA Trade Agreements Act Compliant ³ BABA-PRV-M=Prevail Maxx BABA Build America Buy America Act Compliant ³⁰	PA6= 6 Panels, 144 LED Rectangles	A=600mA Nominal B=800mA Nominal C=1000mA Nominal D=1200mA Nominal																
Options (Add as Suffix)																		
10K-10KV UL 1449 Fused Surge Protective Device 20MSP-20KV MVR Surge Protective Device 20K-20KV UL 1449 Fused Surge Protective Device F=Single Fuse (Used with Voltages 120, 277 or 347V) FF=Double Fuse (Used with Voltages 208, 480V) FADC=Field Adjustable Dimming Controller ²⁹ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right CC=Coastal Construction finish ³ HSS=House Side Shield (Factory Installed) ⁷ HA=50°C High Ambient Temperature ¹ PRV-NEMA 7-PIN NEMA 7-pin photocontrol Receptacle ¹⁰ PRV-NEMA 7-PIN NEMA 7-pin photocontrol Receptacle ¹⁰ SDIM-L08=Motion Sensor for Dimming Operation, Up to 8' Mounting Height ^{11, 12, 15, 16} MS/DIM-L20=Motion Sensor for Dimming Operation, 9° - 20° Mounting Height ^{11, 12, 15, 16} MS/DIM-L40=Motion Sensor for Dimming Operation, 40° Mounting Height ^{11, 12, 15, 16} SPB1=Motion Sensor for Dimming Operation, BLE Interface, Up to 8' Mounting Height ^{11, 14, 26, 27} SPB2=Motion Sensor for Dimming Operation, BLE Interface, 8° - 20° Mounting Height ^{11, 14, 26, 27} SPB4=Motion Sensor for Dimming Operation, BLE Interface, 21° - 40° Mounting Height ^{11, 14, 27}	WP52XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7'-15' Mounting Height ^{11, 12, 15, 16}		WP54XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15'-40' Mounting Height ^{11, 12, 15, 16}		WL52XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7'-15' Mounting Height ^{11, 12, 15, 16}		WL54XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15'-40' Mounting Height ^{11, 12, 15, 16}											
Options (Add as Suffix)																		
NOTES:	1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WPS1001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 7. Not available with PA10 Light engine in Petite housing (PRV-P). 8. Coastal construction finish salt spray tested to over 5000-hour per ASTM B117, with a corbe rating of 9 per ASTM D1654. 10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 11. Control system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS SPB). 12. Option available with High Voltage (H) or DuraVolt (DV). Must specify Universal (U), 347V (9), or 480V (8) voltage. 13. Utilizes the Wattstopper sensor SP9-XX series. Sensor color determined by product finish. See Sensor Color Reference FSR100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-XX series. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).																	
Accessories (Order Separately) ^{20, 21}																		
PRVSA-XX=Standard Arm Mounting Kit ²¹ PRVMA-XX=Mast Arm Mounting Kit ²¹ PRVWM-XX=Wall Mount Kit ²¹ PRV-ADA-XX=Adjustable Arm – Pole Mount Kit ²¹ PRV-ADJS-XX=Adjustable Arm – Slipfitter Kit ²¹ PRV-ADA-WM-XX=Adjustable Arm – Wall Mount Kit ²¹ PRVLSA-XX=Standard Arm Mounting Kit ²² PRVXLMA-XX=Mast Arm Mounting Kit ²² PRVXLWM-XX=Wall Mount Kit ²² PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit ²² PRV-XL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit ²² PRV-XL-ADJS-XX=Adjustable Arm - Slipfitter Kit ²² PRV-M-ADJA-XX=Adjustable Arm - Pole Mount Kit ²⁸ PRV-M-ADJS-XX=Adjustable Arm - Slipfitter Kit ²⁸ PRV-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit ²⁸ MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon																		
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX-2@180° Tenon Adapter for 2-3/8" O.D. Tenon SRA238=Tenon Adapter from 3" to 2-3/8" PRV/DIS-FDV=Full Drop Visor ²² PRVXL/DIS-FDV=Full Drop Visor ²² HSS-VP=House Side Shield Kit, Vertical Panel ^{2, 23} HSS-HP=House Side Shield Kit, Horizontal Panel ^{2, 23} VGS-ARCH=Panel Drop Shield, Short VGL-ARCH=Panel Drop Shield, Long QA/R/A1013=Photocontrol Shunting Cap QA/R/A1014=NEMA Photocontrol - 120V QA/R/A1016=NEMA Photocontrol - Multi-Tap 105-285V QA/R/A1201=NEMA Photocontrol - 347V QA/R/A1207=NEMA Photocontrol - 480V FSIR-40=Wireless Configuration Tool for Occupancy Sensor ²⁴ WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) ²⁵																		
16. Replace XX with sensor color (WH, BZ or BK). 17. Only available in PRV-XL configurations. 18. Not available with High Voltage (H, DV, 8 or 9) or HA options. 19. Replace XX with paint color. 20. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 21. Not for use with PRV-XL or PRV- configurations. 22. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P. 23. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, 4, or 6). Refer to House Side Shield reference table for details. 24. Only for use with the WOLC-7P-10A motion sensor (MS) parameters including high and low modes, sensitivity, time delay, cut-off time and threshold. 25. Requires 7-PIN NEMA 7-pin photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Only for use at 120-347V. 26. Only available for PRV-M configurations. 27. Only for use with PRV-XL. 28. Fixed for PRV-M. 29. Cannot be used with PR7 or other motion response control options. 30. Only product configurations with these suffixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Trade Agreements Act (TAA). BAA is the primary Government compliance requirement for the Buy American Act (BAA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC.PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.																		

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PS50000SEN page 2
July 30, 2025 10:55 AM

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Mounting Details

SA=QM Pole Mount Arm (PRV & PRV-P)

WM=QM Wall Mount Arm (PRV & PRV-P)

MA=QM Mast Arm (PRV & PRV-P)

ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)

ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)

ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)

SA=QM Pole Mount Arm (PRV-XL)

WM=QM Wall Mount Arm (PRV-XL)

MA=QM Mast Arm (PRV-XL)

ADJA=Adjustable Arm Pole Mount (PRV-XL)

ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)

ADJS=Adjustable Slipfitter 3 (PRV-XL)

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PS500005EN page 3
July 30, 2025 10:55 AM

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Prevail Discrete LED

Mounting Details

SA=QM Pole Mount Arm (PRV-M)

Versatile Mount System

WM=QM Wall Mount Arm (PRV-M)

ADJS=Adjustable Slipfitter (PRV-M)

MA=QM Mast Arm (PRV-M)

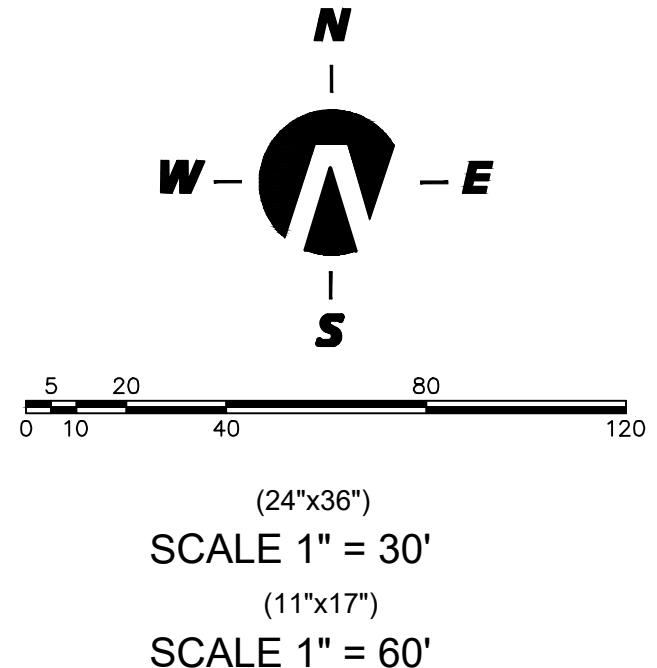
SP2=Adjustable Slipfitter 2-3/8" (PRV-M)

FMA=Fixed Mast Arm (PRV-M)

ADJA=Adjustable Pole Mount Arm (PRV-M)


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PS50000SEN page 4
July 30, 2025 10:55 AM



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Prevail Discrete LED

Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.

For mounting heights up to 8' (-L08)

Coverage Side Area (Feet)	Height (Feet)
-36	0
0	8
36	0

For mounting heights up to 40' (-L40W)

Coverage Side Area (Feet)	Height (Feet)
-50	0
0	27
50	0

WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx PRO Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights 16' to 40' (WPS)

Coverage Side Area (Feet)	Height (Feet)
-40	0
0	30
40	0

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Cooper Lighting Solutions
1121 Highway 74 South
Beachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

PS500005EN page 8
July 30, 2025 10:55 AM

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Prevail Discrete LED

Energy and Performance Data

House Side Shield Reference Table

Product Family		Prevail		Prevail		Prevail XL		Prevail Maxx
Light Engine		PA1	PA1	PA2	PA3	PA4	PA6	
Rotated Optics	Standard	HSS-HP (Qty 1)	HSS-VP (Qty 1)	HSS-HP (Qty 2)	HSS-HP (Qty 3)	HSS-VP (Qty 4)	HSS-HP (Qty 6)	
	L90 or R90 option	HSS-VP (Qty 1)	HSS-HP (Qty 1)	HSS-VP (Qty 2)	HSS-VP (Qty 3)	HSS-HP (Qty 4)	HSS-VP (Qty 6)	

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

FADC Settings

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/- 5% typical value

Lumen Maintenance

Ambient Temperature	TM-21 Lumen Maintenance (78,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 896,000


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PS500005EN page 7
July 30, 2025 10:55 AM

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Prevail Discrete LED

Energy and Performance Data

Power and Lumens

[View PRV-P IES files](#)

[View PRV IES files](#)

[View PRV-XL IES files](#)

Product Family		Prevail Petite				Prevail				Prevail XL				Prevail Maxx			
Light Engine		PA1A	PA1B	PA1C	PA1D	PA1A	PA1B	PA2A	PA2B	PA3A	PA3B	PA4A	PA4B	PA6A	PA6B	PA6C	PA6D
Power (Watts)		31	53	72	93	54	74	113	151	172	234	245	303	274	366	457	544
Drive Current (mA)		375	670	930	1200	670	930	720	970	750	980	785	970	600	800	1000	1200
Input Current @ 120V (A)		0.26	0.44	0.60	0.78	0.45	0.62	0.93	1.26	1.44	1.95	2.04	2.53	2.30	3.05	3.83	4.54
Input Current @ 277V (A)		0.12	0.20	0.28	0.35	0.21	0.28	0.41	0.55	0.62	0.85	0.93	1.12	0.99	1.30	1.62	1.94
Input Current @ 347V (A)		0.10	0.17	0.23	0.29	0.17	0.23	0.33	0.45	0.52	0.70	0.74	0.90	0.78	1.05	1.32	1.60
Input Current @ 480V (A)		0.07	0.13	0.17	0.22	0.12	0.17	0.24	0.33	0.39	0.52	0.53	0.65	0.58	0.76	0.95	1.14
Distribution																	
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300	7,605	9,896	15,811	19,745	24,718	30,646	34,067	39,699	41,611	52,596	61,921	67,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	147	139	132	121	141	134	141	131	144	131	139	131	152	144	135	125
Type II Roadway w/ HSS	3000K Lumens ¹	4,103	6,705	8,647	10,291	6,926	9,012	14,399	17,982	22,511	27,912	31,025	36,145	37,896	47,900	56,392	61,837
	4000K/5000K Lumens	3,727	6,091	7,855	9,349	6,006	7,815	12,487	15,994	19,521	24,204	26,094	31,334	32,874	41,553	48,919	53,642
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G4	B1-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5
Type II Urban	Lumens per Watt	121	115	109	100	111	106	111	103	113	103	107	103	120	114	107	99
	3000K Lumens ¹	3,394	5,547	7,154	8,514	5,470	7,117	11,372	14,201	17,778	22,043	24,502	28,545	29,939	37,843	44,552	48,853
	4000K/5000K Lumens	4,496	7,347	9,476	11,277	7,597	9,886	15,795	19,724	24,692	30,616	34,031	39,647	41,372	52,294	61,565	67,509
Type II Urban w/ HSS	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	141	134	141	131	144	131	139	131	151	143	135	124
	3000K Lumens ¹	4,095	6,691	8,630	10,271	6,919	9,003	14,384	17,963	22,488	27,882	30,992	36,107	37,678	47,625	56,068	61,481
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160	5,297	6,893	11,013	13,753	17,217	21,347	23,728	27,644	28,951	36,594	43,082	47,241
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	106	101	95	87	98	93	97	91	100	91	97	91	106	100	94	87
Type III	3000K Lumens ¹	2,963	4,841	6,244	7,431	4,824	6,277	10,029	12,525	15,680	19,441	21,609	25,176	26,366	33,327	39,235	43,023
	4000K/5000K Lumens	4,443	7,261	9,364	11,145	7,575	9,857	15,749	19,667	24,621	30,527	33,932	39,532	41,155	52,020	61,242	67,155
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
Type III w/ HSS	Lumens per Watt	145	138	130	119	140	133	141	130	143	130	138	130	150	142	134	123
	3000K Lumens ¹	4,046	6,612	8,528	10,150	6,899	8,977	14,343	17,911	22,423	27,802	30,903	36,002	37,480	47,375	55,774	61,159
	4000K/5000K Lumens	3,406	5,566	7,179	8,543	5,592	7,277	11,626	14,519	18,176	22,536	25,049	29,183	30,159	38,121	44,879	49,212
Type III w/ HSS	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	111	105	100	91	104	98	103	96	106	96	102	96	110	104	98	90
	3000K Lumens ¹	3,102	5,069	6,538	7,781	5,093	6,627	10,688	13,222	16,553	20,524	22,813	26,578	27,466	34,717	40,872	44,818
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906	7,484	9,738	15,560	19,431	24,325	30,161	33,525	39,057	41,207	52,086	61,320	67,240
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	142	135	127	117	139	132	139	129	141	129	137	129	151	142	134	124
Type IV Wide w/ HSS	3000K Lumens ¹	3,960	6,471	8,346	9,932	6,816	8,869	14,170	17,696	22,153	27,468	30,531	35,570	37,528	47,435	55,845	61,236
	4000K/5000K Lumens	3,318	5,422	6,993	8,323	5,420	7,053	11,268	14,072	17,517	24,843	24,279	28,286	30,005	37,926	44,650	48,961
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
Type V Square Wide	Lumens per Watt	108	103	97	89	100	95	100	93	102	106	99	93	110	104	98	90
	3000K Lumens ¹	3,022	4,998	6,369	7,580	4,936	6,423	10,262	12,816	16,044	19,892	22,111	25,760	27,326	34,540	40,664	44,589
	4000K/5000K Lumens	4,497	7,349	9,478	11,280	7,831	10,190	16,281	20,332	25,453	31,559	35,079	40,868	42,947	54,285	63,909	70,079
Type V Square Wide	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	145	138	145	135	148	135	143	135	157	143	136	129
	3000K Lumens ¹	4,095	6,693	8,632	10,273	7,132	9,280	14,827	18,517	23,180	28,741	31,947	37,219	39,112	49,438	58,203	63,822
NOTES:																	
1. For 3000K or HSS BUG Ratings, refer to published IES files																	



PSS00005EN page 6
July 30, 2025 10:55 AM

Lumark

Prevail Discrete LED

Mounting Details

Mounting Configurations and EPAs

Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
Prevail XL	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
Prevail Maxx	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
	0°	1.28	2.56	1.7	2.69	2.69
Prevail Maxx	60°	5.09	5.52	6.34	7.49	7.81

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications

Optical Configurations

Optical Distributions

Product Specifications

Optics

- Precision molded polycarbonate optics

Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming drive is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Physical Characteristics

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)
- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only

Controls

- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels; Comes pre-set to the highest position at the lumen output selected

Compliance

- DarkSky approved for 3000K CCT and warmer, with mounting options less than 10° of tilt.
- DLC and DLC Premium listed – visit designlights.org to confirm listed variations
- Prevail and Prevail Petite: 3G vibration rated (all arms)
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated
- BAA domestic preference option meets BAA requirements. See DOMESTIC.PREFERENCES website or consult the CLS Domestic Preferences team for more information
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements, submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams. Please refer to the DOMESTIC.PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Typical Applications

- Parking lots
- Walkways
- Roadways
- Building Areas

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

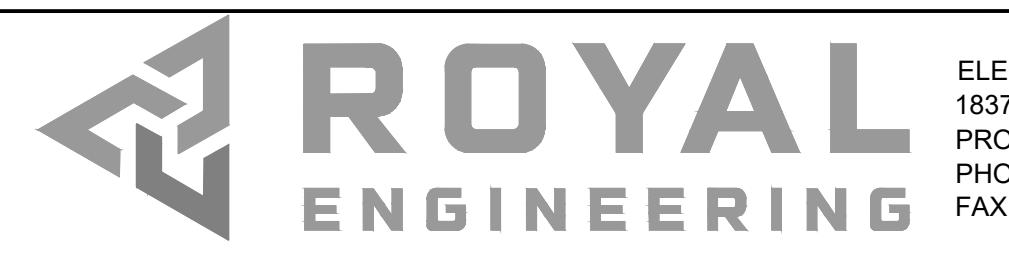
Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

 **COOPER**
Lighting Solutions
a **@ignify** business

PS500005EN page 5
July 30, 2025 10:55 AM

5			DESIGNED BY:	DMW
4			DRAWN BY:	DMW
3			CHECKED BY:	DJG
2			APPROVED:	—
1			DATE:	10-07
NO.	REVISIONS	BY	DATE	



TRICAL - MECHANICAL
S. EAST BAY BLVD.
P.O. UTAH 84606
NE: 801.375.2228
801.375.2676

E ORCHARDS @ APPLE VE CONDOMINIUMS A-E

SITE LIGHTING PHOTOMETRIC PLAN

SANTAQUIN, UTAH

A circular stamp with a rope-like border. The words "REGISTERED PROFESSIONAL ENGINEER" are curved along the top and bottom edges. The center contains the text "14234315", "DEXTON J.", and "GRAVES". Below the name is the date "10/8/25". At the bottom, it says "STATE OF UTAH". A diagonal line with an arrow points from the top right towards the center. There are two five-pointed stars, one on each side of the date.



DRC Members in Attendance: City Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Jason Callaway, Planner Aspen Elmer, and Police Lieutenant Mike Wall.

Excused: Assistant City Manager Jason Bond, Fire Chief Ryan Lind

Others in Attendance: City Recorder Stephanie Christenen and Neil Craig

1. Scenic Ridge Estates Plat B – Preliminary Plate (8-12-2025)

A final review of the Scenic Ridge Estates Plat B Subdivision

City Engineer Jon Lundell gave a brief summary of the project and stated that this application had been reviewed by the DRC earlier in the year and was tabled due to comments.

Planner Elmer pointed out that a Comcast signature block needs to be added. Jon Lundell stated Dominion Energy needs to be updated to Enbridge.

Building Official Spadafora checked that the addressing had been completed.

Police Lieutenant Wall had no comments.

Public Works Director Callaway expressed his concern that the residents cannot park within the purposed emergency turn around as it is for emergencies. Lieutenant Wall stated that they could red curb the emergency turn around area making it more easily noticeable.

City Engineer Lundell indicated that the fire chief wanted to let the applicant know that the turn around requirement for a hammer head turn around would need to be extended another 10 feet to the East, as shown in Appendix D of the IFC.

Engineer Lundell remarked on the location proposed storm drains infiltration galleries. The infiltration galleries should be located closer to the city owned right-of-way; but there still needs to be a 1 foot separation from the back of the sidewalk to where the infiltration galleries begin. Engineer Lundell reminded the committee this is the final approval body on this subdivision

Building Official Spadafora made a motion to approve the Scenic Ridge Estates Plat B on the condition that redline comments are addressed. Director Callaway seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Absent
City Manager Norm Beagley	Absent
Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

2. Traffic Control Request 120 E Royal Land Drive

City Engineer Jon Lundell said this was a traffic control request at 120 E Royal Land Drive for a 4-way stop. Currently, there are stop signs for North bound traffic and South bound traffic. When the area was designed, it was designed for Royal Land Drive to be a through street. The number of vehicles that was reported with the traffic counters out was less than 400 cars a day. Based on the traffic study, the number of vehicles going through the intersection does not warrant traffic control signage. Due to the construction work being completed north of Ginger Gold Road, it is recommended that an updated traffic study be completed when Center Street/5600 West north of Ginger Gold Road reopens.

Director Callaway agrees that right now it doesn't warrant additional stop signs and agrees with putting the traffic counters out again when the construction is finished and the roads open back up.

Planner Elmer doesn't have any comment. Building Official Spadafora agrees with putting the traffic counters out again later when the construction is completed and the roads open back up. Lieutenant Wall also agrees to table it at this time. Director Callaway agrees and states the traffic might be even less when the roads open back up.

Lieutenant Wall made a motion to table the traffic request at 120 E Royal Land Drive until the 2 roads reopen and another traffic study is completed. Planner Elmer seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Absent
City Manager Norm Beagley	Absent
Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

3. Traffic Control Request 300 West 500 North

City Engineer Lundell said this traffic control request at 300 West 500 North was for a flashing traffic control speed limit sign. The traffic study has been completed. Also, this intersection is not a main collector. This report had similar traffic counts as the previous request with about 300-350 total vehicles passing through the area. Traffic studies show that no additional signage is needed per the Manual of Uniform Traffic Control Design (MUTCD).

Planner Elmer had no comment. Building Official Spadafora had no comment.

Lieutenant Wall agrees that the traffic in the area wouldn't warrant a flashing speed limit sign. He also stated that 2 signs were requested, which would be about \$5,000 in signage.

Director Callaway stated that the flashing speed limit signs are better suited for areas where you are changing from one speed limit to a different speed limit. It's a good reminder that speed limits have changed. Where they are currently located in the city, alerting the public that the speed limit is changing, has worked really well.

Lieutenant Wall made a motion to deny the traffic request at 300 West 500 North, based on the data we gathered and the appropriation of the signage. Building Spadafora seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Absent
City Manager Norm Beagley	Absent
Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

4. Development Review Committee 2026 Schedule

Engineer Lundell showed the committee the calendar schedule for 2026 Regular Meeting Schedule. It's the same schedule we have had in previous years with regularly scheduled DRC meetings held on the 2nd and 4th Tuesday of the month, except for the second meetings in November and December.

Director Callaway made a motion to approve the 2026 Regular Meeting Schedule. Planner Elmer seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Absent
City Manager Norm Beagley	Absent
Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

5. DRC Meeting Minutes September 23, 2025

Planner Elmer makes a motion to approve the DRC meeting minutes from September 23, 2025. Building Official Spadafora seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Absent
City Manager Norm Beagley	Absent

Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Adjournment

Engineer Lundell made a motion to adjourn the meeting.

The meeting was adjourned at 10:25 a.m.

Jon Lundell, City Engineer

Stephanie Christensen, City Recorder